

# Adrians

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For Sale

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## Kingfisher Lodge, Great Baddow, Chelmsford, CM2 7JZ

Kingfisher Lodge is a well regarded retirement development situated close to the centre of Great Baddow and The Vineyards shopping parade. Not only is the development surrounded by well maintained communal gardens, but there is also direct access onto the open green space of Baddow Recreational Grounds. This particular apartment forms part of the ground floor and boasts French doors out onto its own garden area with enough space for a small table and chairs. The current owner has recently refurbished and redecorated, and as such in our opinion offers a very comfortable and homely feel. There is parking for residents and visitors alike, whilst residents also have the option of all of the shared facilities. Viewing is strongly advised.



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)

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Kingfisher Lodge is situated adjacent to the park just off The Dell in the village of Great Baddow that has a small shopping centre in the Vineyards which is within easy reach. The complex is only for retired persons age 55 or over. It comprises one and two bedroom flats with its own landscaped gardens and private off road parking area. Kingfisher Lodge was built in 1985 and facilities within the complex include a lift, a resident-s lounge, a laundry room and a guest suite is available for friends and relatives overnight stays. Each flat has its own emergency audio system with direct contact to a 24 hour a day care line for emergencies. A security entry system enables residents to identify visitors before allowing them to enter. Each apartment has electric heating and double glazed windows. There is an annual service charge payable details of which is available on request. Fixtures and fittings which may or may not be included must be negotiated at the time of purchase and confirmed with the legal representatives acting.

#### **ENTRANCE HALL**

Storage cupboard which houses the fuse box, access to all rooms.

#### **LOUNGE 4.11m (13'6) x 3.25m (10'8)**

Double glazed French doors giving access to garden area, electric heater.

#### **KITCHEN 2.59m (8'6) x 2.29m (7'6)**

Refitted with a range of shaker style wall and base level units with work tops over, inset single drainer sink unit with mixer tap, space for cooker, further space for fridge/freezer, washing machine and dishwasher.

#### **BEDROOM 3.89m (12'9) x 2.74m (9')**

Double glazed window to rear, electric heater, built in mirror fronted wardrobe.

#### **SHOWER ROOM**

Comprising of a large shower cubicle, wash hand basin, low level w.c, part tiling to walls, extractor fan, airing cupboard.

#### **COMMUNAL AREAS**

The complex has the benefit of a communal lounge/kitchen area and an on-site laundry room. Communal gardens are located at the rear of the complex, whilst there is a parking area to the front.



**EPC RATING: C**  
**COUNCIL TAX BAND: B**  
**Leasehold**

**LENGTH OF LEASE: approx. years 85 remaining**  
**ANNUAL GROUND RENT & SERVICE CHARGE: approx. £3147.56**

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.  
**ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS**

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

**For more information, please contact**

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