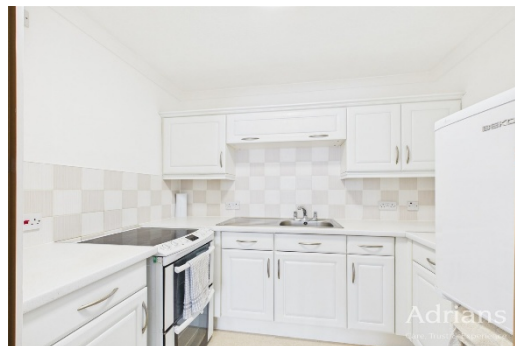


Adrians

Sales & Lettings Agents

For Sale



Balmoral Court, Chelmsford, CM2 6JQ

Redecorated and well presented ground floor one bedroom retirement apartment with no onward chain, conveniently positioned close to the residents lounge area. Extended 98 year lease, double glazed windows, City centre location and just a short distance from a major supermarket.



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)

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Balmoral Court is situated in Springfield Road on the fringe of the City centre just minutes walking distance of the High Street and a Tesco supermarket. This complex is for males aged 65 or over and females aged 60 or over. It comprises 33 one bedroom flats and 13 two bedroom flats with its own landscaped gardens and private car park. The complex has its own House Manager and each apartment is equipped with emergency pull cords which are operational 24 hours a day. Balmoral Court was built in 1987 and is managed by First Port. Facilities within the complex include a lift, a lounge for the use of residents, a laundry room and guest suites are available for friends and relatives overnight stays. Each flat has its own emergency audio system with direct contact to the House Manager and the accommodation is equipped with emergency pull cords linked to the House Managers together with Careline a 24 hour back up system. A security entry system enables residents to identify visitors before allowing them to enter. Each apartment has electric heating, double glazed windows and there is cavity wall insulation. There is a ground rent and annual service charge payable details of which are 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. Please note that these details are subject to change and any prospective buyer will need to confirm any specific information with their solicitors prior to an exchange. Please note that these details are subject to change and any prospective buyer will need to confirm any specific information with their solicitors prior to an exchange. Should you wish to view this complex and the apartment, please be aware that as is common with most retirement complexes parking is communal and monitored and therefore vehicle registrations must be entered onto a keypad in the foyer to avoid a possible parking penalty.

Entrance to the property via personal entrance door leading through to

ENTRANCE HALL

Double storage cupboard, doors to

LOUNGE 5.18m (17'0) x 3.18m (10'5)

Window to front, recently replaced storage heater.

KITCHEN 2.41m (7'11) x 1.78m (5'10)

Range of base and wall level fitted units with white doors complimented by roll top work surface, space for oven, single drainer stainless steel sink unit, space for fridge freezer, tiled splash backs.

BEDROOM 4.17m (13'8) x 2.92m (9'7)

Window to front, fitted wardrobe.

SHOWER ROOM

White suite comprising of a low level w.c, wash hand basin, double shower cubicle, tiled walls.

COMMUNAL GROUNDS

There is residents parking and communal gardens.



EPC RATING: C
COUNCIL TAX BAND: B
Leasehold

LENGTH OF LEASE: approx. 98 years remaining
ANNUAL GROUND RENT: approx. £TBC
ANNUAL SERVICE CHARGE: approx. £TBC

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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