

Adrians

Sales & Lettings Agents



For Sale



Balmoral Court, Springfield Road, Chelmsford

Available with no onward chain this two bedroom purpose built second floor retirement apartment is situated within yards of Chelmsford City centre and a host of local amenities. With a pleasant view over the well-kept communal gardens, the apartment itself affords a good size lounge plus to the main bedroom is a modern en-suite. The development offers parking for residents and visitors alike in addition to communal areas such as residents lounge, laundry room and guest suite.



2 Bedroom(s)



1 Reception(s)



2 Bathroom(s)



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.

ENTRANCE HALL

Security entry phone system, emergency pull-cord, electric storage heater, large and useful storage cupboard also housing the water tank and fuse board.

SITTING ROOM 4.88m (16'0) x 3.76m (12'4)

A nice and bright room with double glazed window to rear and further double glazed window to side, two electric heaters, archway through to

KITCHEN 3.78m (12'5) x 2.06m (6'9)

Double glazed window to side, fitted with a range of wall and base level units with roll edge worktops, inset single drainer sink unit with mixer tap, space for cooker, space for further appliances, part tiling to walls.

BEDROOM ONE 4.19m (13'9) x 3.12m (10'3)

Two double glazed windows overlooking the communal gardens, built in storage cupboard with hanging rail, electric heater.

EN-SUITE SHOWER ROOM

Inset spot lights, extractor fan, modern white suite comprising close coupled w.c, pedestal wash hand basin with mixer tap, separate step-in shower, tiling to walls, heated towel rail.

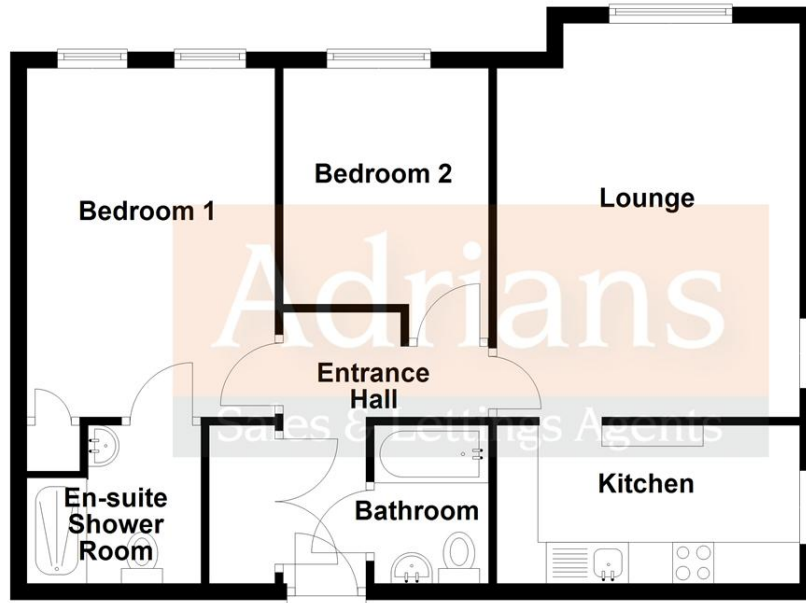
BEDROOM TWO 2.97m (9'9) x 2.62m (8'7)

Coving to ceiling, window to rear, electric heater.

BATHROOM

Coving to ceiling, coloured suite comprising bath with telephone style mixer tap and shower over, low level w.c, pedestal wash hand basin, heated towel rail, wall mounted heater, part tiling to walls.

Second Floor
Approx. 60.5 sq. metres (651.1 sq. feet)



Total area: approx. 60.5 sq. metres (651.1 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE
Check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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EPC RATING: C
COUNCIL TAX BAND: B
Leasehold

LENGTH OF LEASE: approx. 59 years remaining
ANNUAL GROUND RENT: £327.92
ANNUAL SERVICE CHARGE: £4242.31

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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