

# Adrians

Sales & Lettings Agents

For Sale



## Macmillan Court, Godfreys Mews, Chelmsford

An IMPROVED and WELL PRESENTED 1 bedroom top floor retirement apartment in this most convenient complex in Old Moulsham with shops and amenities literally on the doorstep in Moulsham Street. It comprises an entrance hall, lounge, refitted kitchen, refitted shower room, bedroom with built in wardrobes and also has the benefit of an EXTENDED LEASE.

The apartment is offered for sale with no onward chain and is located on the top floor with access via both stairs and lift. MacMillan Court is situated on the fringe of the City Centre and the complex is for males aged 65 or over and females aged 60 or over. It comprises of 41 one bedroom apartments and 2 two bedroom apartments with own landscaped gardens and private off road parking area. The complex has its own House Manager and each apartment is equipped with emergency pull cords which are operational 24 hours a day.



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Macmillan Court is situated just off Moulsham Street on the fringe of the City centre within minutes walking distance of the shops and High Street. The complex is for males age 65 or over and females age 60 or over. It comprises 41 one bedroom flats and 11 two bedroom flats with its own landscaped gardens and private off road parking area. The complex has its own House Manager and each apartment is equipped with emergency pull cords which are operational 24 hours a day. Macmillan Court was built in 1988 and is managed by FirstPort. Facilities within the complex include a lift, a residents lounge, a salon for visiting hairdressers and chiropodists, 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 the House Manager and the accommodation is equipped with emergency pull cords linked to the House Managers control panel together with an external 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.

#### **ENTRANCE HALL**

Night storage heater, security entry phone, large built in double cupboard, grab rail, coved ceiling, doors to

#### **LOUNGE 5.46m (17'11) x 3.1m (10'2)**

Night storage heater, fire surround and hearth, double glazed window to front, coved ceiling, open to

#### **KITCHEN 2.34m (7'8) x 2.29m (7'6)**

Refitted with a range of pale yellow high gloss units comprising inset single drainer sink unit with mixer tap, working surfaces with cupboards and drawer unit, built in hob, eye level oven, fridge freezer and washing machine to remain, tiling over worktops, eye level cupboards, coved ceiling.

#### **BEDROOM 4.37m (14'4) x 2.84m (9'4)**

A good size room with electric wall mounted panel heater, built in mirror fronted wardrobe cupboards, double glazed window to front, coved ceiling.

#### **SHOWER ROOM**

Refitted with a white suite comprising w.c, vanity wash hand basin with mixer tap, shower cubicle with fitted Triton shower unit and grab rails and seat, towel warmer, fully tiled walls, dimplex electric down-flow heater, extractor fan.

## Second Floor

Approx. 46.1 sq. metres (496.7 sq. feet)



Total area: approx. 46.1 sq. metres (496.7 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.  
Copyright Adrians  
Plan produced using PlanUp.

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

**LENGTH OF LEASE: approx. 103 years remaining**  
**ANNUAL GROUND RENT: £294.88**  
**ANNUAL SERVICE CHARGE: £2730.6**

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**

**Adrians, 16 Duke Street, Chelmsford, Essex, CM1 1UP**  
**01245 265303 | [info@adrians-property.co.uk](mailto:info@adrians-property.co.uk) | [www.adrians-property.co.uk](http://www.adrians-property.co.uk)**