

Adrians

Sales & Lettings Agents



For Sale



Chancellor Court, Broomfield Road, Chelmsford, CM1 1RY

A good size rarely available two bedroom ground floor retirement apartment with all rooms (except the shower room) being south facing with windows facing the communal gardens and the added benefit of direct access from the lounge via double doors!. Chancellor Court is located on the northern fringe of the City Centre adjacent to the King Edward Grammar school and is offered for sale with VACANT POSSESSION. It comprises a good size lounge/dining room, well fitted kitchen, two spacious bedrooms and a shower room and it has electric heating and double glazed windows. As this is one of only three two bedroom ground floor apartments in the complex. An internal viewing is recommended.

 2 Bedroom(s)

 1 Reception(s)

 1 Bathroom(s)



Chancellor Court is situated in Broomfield Road on the northern fringe of the City within walking distance of the rail and bus stations and Chelmsford City centre. The complex is for persons aged 55 or over and comprises 24 one bedroom flats and 10 two bedroom flats. There are most pleasant landscaped gardens and a private car park. The complex has its own House Manager with 24 hour Careline system backup. Chancellor Court was built by McCarthy & Stone and is managed by Peverel Management Services Limited. Facilities within the complex include a lift to all floors, a residents lounge, laundry room and there is a guest suite available for friends and relatives overnight stays. Each flat has an emergency call system linked to the House Manager together with a 24 hour Careline back up system. A security entry system linked to a camera entry system for use with a standard t.v. enables residents to identify visitors before allowing them to enter the complex. Each apartment has electric slimline heaters, windows have double glazed sealed units and all flats have intruder alarms fitted. There is a ground rent and annual service charge payable details of which are available on request from Adrians. 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. 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 door with security entry phone system leading to communal hallways, personal door leading through to

ENTRANCE HALL

An L-shaped entrance hall with two built in cupboards, night storage heater, entry phone, coved ceiling, white panelled doors to

LOUNGE / DINING ROOM 6.31m (20'8) x 3.26m (10'8) NARROWING TO 2.08M

A good size room large enough to have a small dining table at the narrower end, having a night storage heater, fire surround and hearth, double glazed double doors giving access to the communal gardens, glazed double doors leading to kitchen.

KITCHEN 2.32m (7'7) x 2.17m (7'1)

An irregular shaped well fitted kitchen comprising inset single drainer sink unit with mixer tap, working surfaces with drawers and cupboards under, built in hob with cooker hood above, eye level oven, tiling over worktops, eye level cupboards, double glazed window, coved ceiling.

BEDROOM ONE 5.25m (17'3) x 2.77m (9'1) > 1.58M

PLUS MIRROR FRONTED WARDROBE CUPBOARDS. A spacious main bedroom with night storage heater, double glazed window, coved ceiling.

BEDROOM TWO 4.3m (14'1) x 2.9m (9'6)

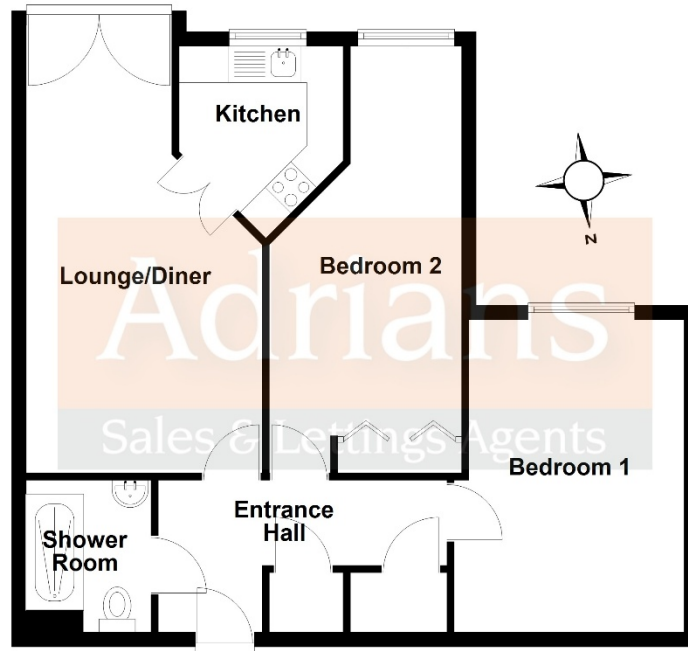
Again, another good size bedroom with electric panel heater, double glazed window, coved ceiling.

SHOWER ROOM

With w.c., vanity wash hand basin, shower cubicle with fitted shower and grab rails, tiled flooring, fully tiled walls, extractor fan, electric downflow heater, coved ceiling.

Ground Floor

Approx. 62.1 sq. metres (668.9 sq. feet)



Total area: approx. 62.1 sq. metres (668.9 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: B
COUNCIL TAX BAND: E
Leasehold

LENGTH OF LEASE: approx. years 106 remaining
ANNUAL GROUND RENT: approx. £495
ANNUAL SERVICE CHARGE: approx. £5076

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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