

Adrians

Sales & Lettings Agents

For Sale



Balmoral Court, Springfield Road, Chelmsford

A WELL PRESENTED one bedroom TOP FLOOR retirement apartment in a most conveniently situated complex at the bottom end of Springfield Road close to Tesco's and the High Street. It comprises an entrance hall, lounge which opens to the kitchen, bedroom and refitted bathroom. Competitively priced and hence a viewing is recommended!



1 Bedroom(s)



1 Reception(s)



1 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 age 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 Peverel Management Services Limited. 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.

ENTRANCE HALL

Built in cupboard, night storage heater, security entry phone, coved ceiling, doors to

LOUNGE 5.23m (17'2) x 3.2m (10'6)

Night storage heater, double glazed window, coved ceiling, wide opening to

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

Inset single drainer sink unit with working surface and drawers and cupboards under, space for cooker and fridge / freezer, tiling over worktops, eye level cupboards, coved ceiling.

BEDROOM 3.53m (11'7) x 2.92m (9'7) CLEAR FLOOR SPACE

CLEAR FLOOR SPACE. Built in mirror fronted wardrobes cupboards, double glazed window, coved ceiling.

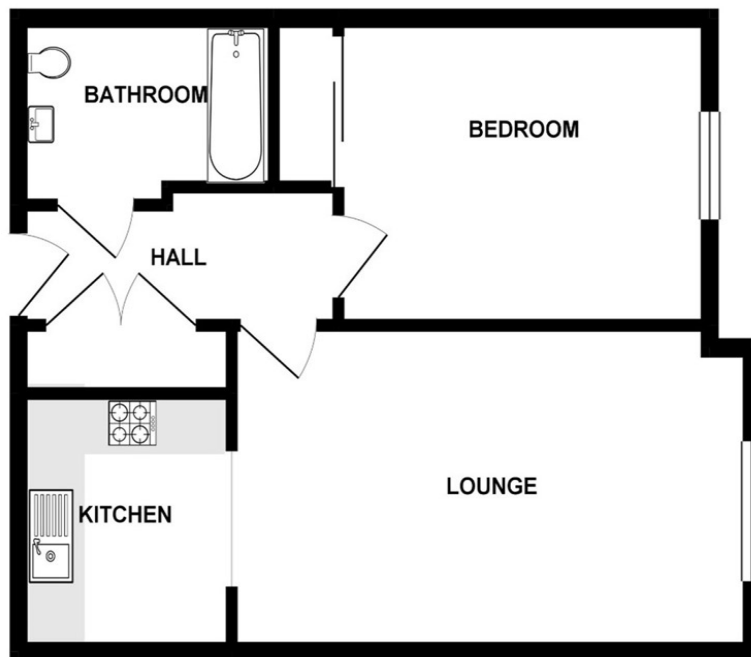
BATHROOM

Refitted with a modern white suite comprising panel enclosed bath, low level w.c, pedestal wash hand basin, fully tiled walls, fitted grab rails, towel warmer, electric down flow heater, extractor fan.

PARKING

Communal parking area at the rear of the complex

FLOORPLAN



TOTAL FLOOR AREA: 41.83 sq m. (450.24 sq ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC RATING: C

COUNCIL TAX BAND: B

Leasehold

LENGTH OF LEASE: approx. 66 years remaining

ANNUAL GROUND RENT: £334

ANNUAL SERVICE CHARGE: £2282.6

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

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