

Adrians

Sales & Lettings Agents



For Sale



Roberts Court, Baddow Road, Chelmsford

A well presented 2 bedroom first floor retirement apartment with the benefit of having access to it via a stair lift and also being vacant with no onward chain. It is located in the annex part of the complex at the rear in Great Baddow and has views over the communal grounds. The complex is adjacent to the Great Baddow Millennium Community Centre with Tennis Courts and Bowls Club. Chelmsford City centre is also within easy reach, as is The Vineyards Shopping Centre in Great Baddow. WELL WORTH AN INTERNAL VIEWING!

 2 Bedroom(s)

 1 Reception(s)

 1 Bathroom(s)



Roberts Court is situated adjacent to the park just off Baddow Road in the village of Great Baddow which has a small shopping centre in the Vineyards. The complex is for males aged 65 or over and females aged 60 or over although younger buyers may be considered. It comprises 14 one bedroom flats and 24 two bedroom flats with its own very attractive landscaped gardens and private off road parking area. The complex has its own Resident House Manager and each apartment is equipped with emergency pull cords which are operational 24 hours a day. Roberts Court was built in 1989 and is managed by First Port. Facilities within the complex include a lift to most but not all first floor flats, a resident's lounge 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 and double glazed windows. 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

Security entry phone, double built in cloaks/storage cupboard, door to

LOUNGE / DINING ROOM 4.22m (13'10) x 4.19m (13'9)

Night storage heater, fire surround and hearth, double glazed window to front, coved ceiling, doorway to inner hallway, archway to

KITCHEN 2.41m (7'11) x 1.8m (5'11)

Well fitted with a range of modern units comprising inset single drainer sink unit with mixer tap, working surfaces with built in hob with cooker above, eye level oven with cupboards above and below, integrated fridge, integrated washing machine, eye level cupboards with under lighting.

INNER HALLWAY

Built in cupboard housing the water cylinder with storage above, doors to

BEDROOM ONE 3.86m (12'8) x 3.25m (10'8) CLEAR FLOOR SPACE

CLEAR FLOOR SPACE Night storage heater, mirror fronted wardrobe cupboards, double glazed window to rear overlooking the communal gardens, coved ceiling.

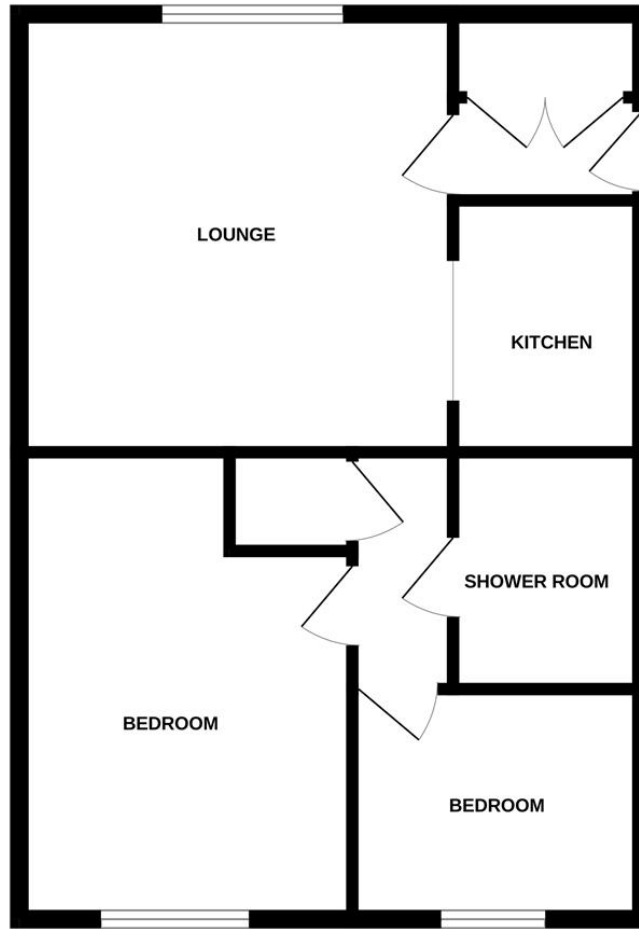
BEDROOM TWO 2.79m (9'2) x 2.29m (7'6)

Electric wall mounted panel heater, double glazed window to rear with views over the communal gardens, coved ceiling.

SHOWER ROOM

Refitted in more recent years with suite comprising w.c with concealed cistern, wash hand basin with mixer tap and cupboard under, shower cubicle with fitted shower with rain head and separate hose, fitted seat and grab rail, towel warmer, two wall mounted circular mirror fronted cabinets, electric Dimplex down-flow heater, part tiled walls, extractor fan.

FLOOR PLAN



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 mis-statement. 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: D
COUNCIL TAX BAND: C
Leasehold

LENGTH OF LEASE: approx. 89 years remaining
ANNUAL GROUND RENT: £244.66
ANNUAL SERVICE CHARGE: £3682.87

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 | www.adrians-property.co.uk