

Adrians

Sales & Lettings Agents

For Sale



Havencourt, Victoria Road, Chelmsford, CM1 1EA

Well presented 1 bedroom second floor RETIREMENT APARTMENT is the most conveniently situated complex adjacent to the Police Station in the City centre. It is offered for sale with no chain and benefits from electric heating, double glazed windows and there is a security entry phone system. Access to the apartment can be via the stairs or lift and it is an part of the complex which gives access to this and one other apartment. There are large well tended communal grounds and residents parking bays on a first come first served basis. WELL WORTH AN INTERNAL VIEWING!



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Havencourt is situated just off Victoria Road on the very fringe of the City centre within just minutes walking distance of the High Street and Cathedral. The complex is for females aged 60 or over and males aged 65 or over. It comprises fifty seven 1 bedroom flats and three 2 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. Havencourt was built in 1984 and is managed by FirstPort. Facilities within the complex include a lift, a resident-s lounge, 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 when on duty and the accommodation is equipped with emergency pull cords linked to the House Manager 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. 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.

Ground floor entrance door with security entry phone system leading to communal hallways, stairs and lift giving access to the second floor landing, personal door to

ENTRANCE HALL

An 'L' shaped entrance hall with electric wall mounted heater, entry phone, built in cupboard housing the water tank with shelving for storage, coved ceiling, white panelled doors leading to

LOUNGE 4.04m (13'3) x 3.47m (11'5) + DEEP DOOR RECESS

Electric fire, double glazed window to side having a view over the car parking area with a mature tree backdrop from Guy Harlings, coved ceiling, opening to

KITCHEN 2.6m (8'6) x 2.1m (6'11)

Comprehensively fitted with a range of units comprising inset one and a quarter bowl single drainer sink unit with mixer tap, working surfaces with cupboards and drawer unit under, built in hob and oven with cooker hood above, space for fridge freezer, eye level cupboards, tiling over worktops, coved ceiling, electric down-flow heater.

BEDROOM 4.67m (15'4) x 2.8m (9'2) + BUILT IN MIRROR FRONTED WARDROBES

Electric wall mounted heater, good range of bedroom furniture including wardrobe cupboard, bedside units, drawer unit and dressing table unit, double glazed window to side with the same view as the lounge, coved ceiling.

SHOWER ROOM

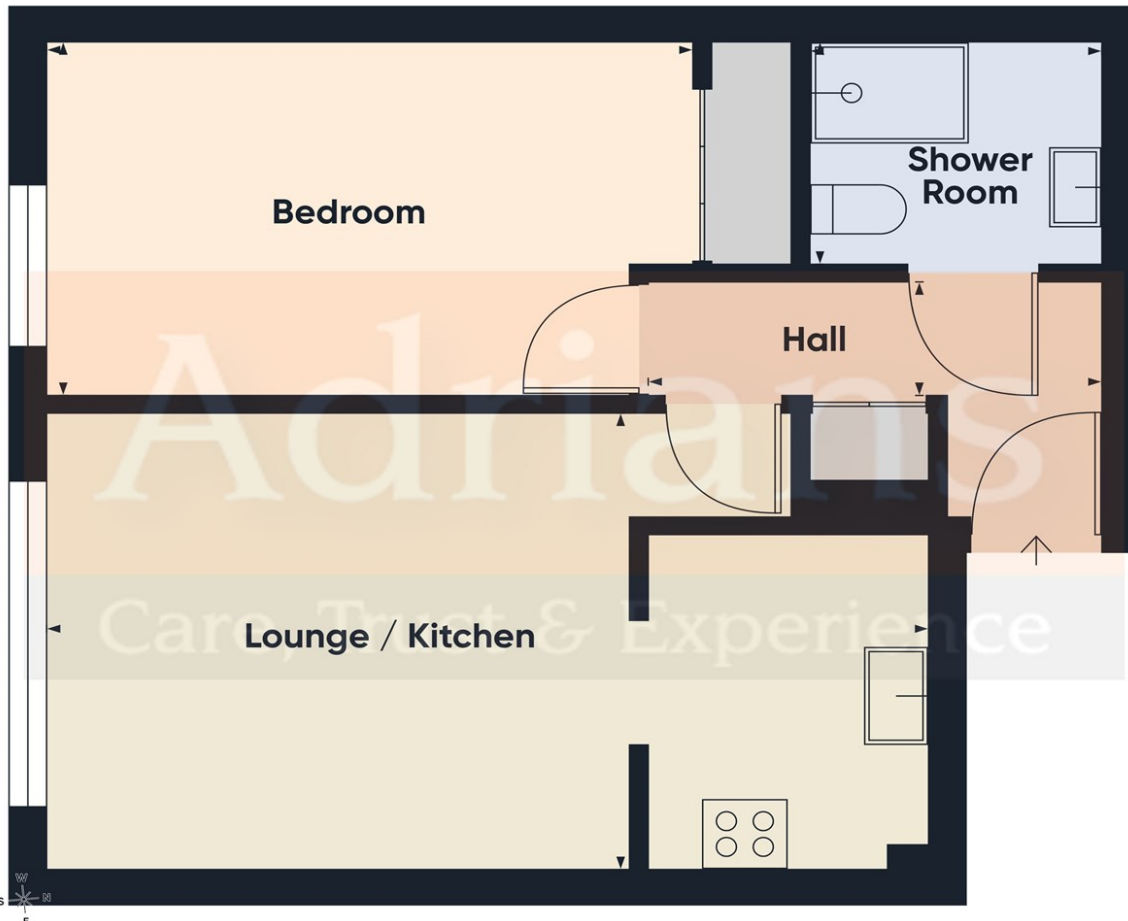
Fitted with a white suite comprising w.c, vanity wash hand basin with mixer tap, shower cubicle with fitted Mira shower unit and grab rail, towel warmer, coved ceiling, extractor fan.

PARKING

There are residents parking bays on a first come first serve basis, there are also a limited amount of covered parking spaces which can be rented yearly when available.

OUTSIDE

To the rear of the property is an area of well tended communal gardens with raised planters, seating areas and numerous trees, large area of lawn and certainly one of the larger communal gardens for retirement complexes.



Approximate total area⁽¹⁾
463 ft²
43 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EPC RATING: C
COUNCIL TAX BAND: B
Leasehold

LENGTH OF LEASE: approx. years remaining
ANNUAL GROUND RENT: approx. £317.54
ANNUAL SERVICE CHARGE: approx. £3574.99

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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