

Adrians

Sales & Lettings Agents

For Sale



Balmoral Court, Springfield Road, Chelmsford

Offered for sale with NO ONWARD CHAIN is this well presented and improved 1 bedroom FIRST FLOOR RETIREMENT APARTMENT in this most convenient complex close to Tesco's and the City centre itself. The apartment fronts Springfield Road hence ideal for those buyers who like to watch the world go by. It comprises an entrance hall, lounge, refitted kitchen, bedroom with built in wardrobes and refitted shower room. It has electric heating, double glazed windows and there is a security entry phone system installed. The complex has a LIFT, communal grounds at the rear as well as private parking. WELL WORTH AN INTERNAL VIEWING - 360 VIDEO TOUR ALSO AVAILABLE.



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 First Port. 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.

Security entry phone system leading to communal hallways with stairs and LIFT leading to the first floor landing and door to:

ENTRANCE HALL

Night storage heater, large built in double cupboard, doors to:

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

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

KITCHEN 2.44m (8'0) x 1.78m (5'10)

Fitted with a range of white high gloss units comprising one and a half bowl single drainer sink unit with mixer tap, working surfaces with cupboards under, space for cooker, washing machine and fridge / freezer, tiling over worktops, eye level cupboards, coved ceiling.

BEDROOM 3.58m (11'9) x 2.92m (9'7) CLEAR FLOOR SPACE

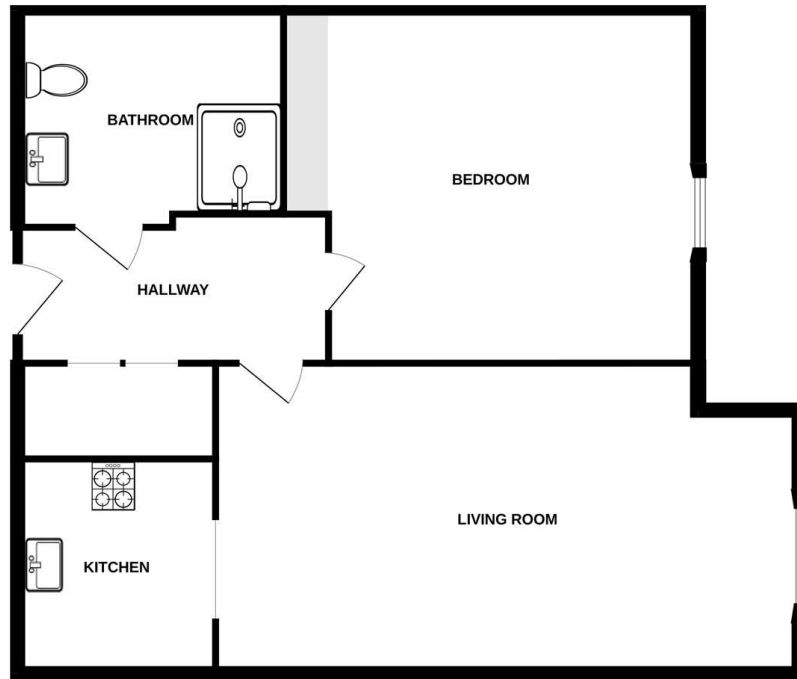
Electric wall mounted panel heater, built in mirror fronted wardrobe cupboards, double glazed window to front, coved ceiling.

SHOWER ROOM

Re-fitted with w.c., pedestal wash hand basin, large shower cubicle with fitted Triton shower unit and grab rails, towel warmer, fully tiled walls, coved ceiling, extractor fan, inset spotlights.

OUTSIDE

There are communal grounds at the rear of the property with clothes drying area and large patio and there is private residents parking.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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: B
COUNCIL TAX BAND: B
Leasehold

LENGTH OF LEASE: approx. 59 years remaining
ANNUAL GROUND RENT: £300
ANNUAL SERVICE CHARGE: £3293

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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