

Adrians

Sales & Lettings Agents



For Sale



Chancellor Court, Broomfield Road, Chelmsford

A one bedroom second floor retirement apartment close to the lift and with NO ONWARD CHAIN and priced to sell. The location is both popular and convenient just on the edge of the City centre with convenient access to Broomfield Hospital.



1 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 First Port Property Management Services. 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.

SPACIOUS HALLWAY

Large built in storage cupboard, doors to

IRREGULAR SHAPED KITCHEN 2.26m (7'5) x 2.39m (7'10) MAX

Range of base and eye level maple style units complimented by roll top work surface, ceramic hob, extractor, split level oven, single drainer sink with mixer taps, built in fridge and built in separate freezer, vinyl floor, tiled splashbacks to work surface.

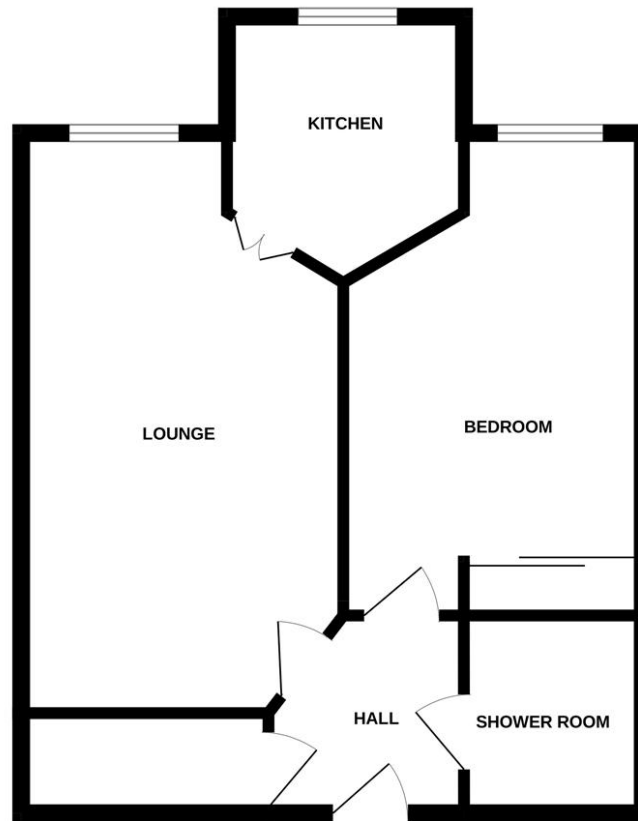
LOUNGE 5.82m (19'1) x 3.25m (10'8)

Window to front, storage heater and electric fire in surround.

MODERN SHOWER ROOM

Comprising of low level w.c., wash hand basin in vanity unit, shower cubicle, tiled walls and tiled floor, heated towel rail.

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:

COUNCIL TAX BAND: D

Leasehold

LENGTH OF LEASE: approx. 81 years remaining

ANNUAL GROUND RENT: £425

ANNUAL SERVICE CHARGE: £2970.2

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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