

Adrians

Sales & Lettings Agents



For Sale



Macmillan Court, Godfreys Mews, Chelmsford

Rarely available GROUND FLOOR 2 BEDROOM apartment with French doors leading onto a small outdoor seating area. Situated within a popular retirement block, just off Moulsham Street with a multiple selection of shops and restaurants. Presented to a good decorative standard with a modern refitted kitchen, neutral colours and a good size bathroom.



2 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Macmillan Court is situated just off Moulsham Street on the fringe of the City centre within minutes walking distance of the shops and High Street. The complex is for males age 65 or over and females age 60 or over. It comprises 41 one bedroom flats and 11 two bedroom flats with its own landscaped gardens and private off road parking area. The complex has its own House Manager and each apartment is equipped with emergency pull cords which are operational 24 hours a day. Macmillan Court was built in 1988 and is managed by FirstPort. Facilities within the complex include a lift, a residents lounge, a salon for visiting hairdressers and chiropodists, a laundry room 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, 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.

ENTRANCE HALL

A spacious 'L' shaped hall with storage heater, two large cupboards, entry phone and care-line hub, doors to

LOUNGE 5.51m (18'1) x 3.07m (10'1)

Fireplace with electric fire, storage heater, French doors leading to small outdoor seating area.

KITCHEN 2.31m (7'7) x 2.31m (7'7)

A modern refitted kitchen with base and wall mounted units complimented by wood grain effect roll top work surface, tiled splash backs, single drainer stainless steel sink unit with mixer tap, electric hob, eye level oven and filter hood, space for fridge freezer and washing machine.

BEDROOM ONE 4.45m (14'7) x 2.36m (7'9)

Window to front, further window to side, wall mounted heater.

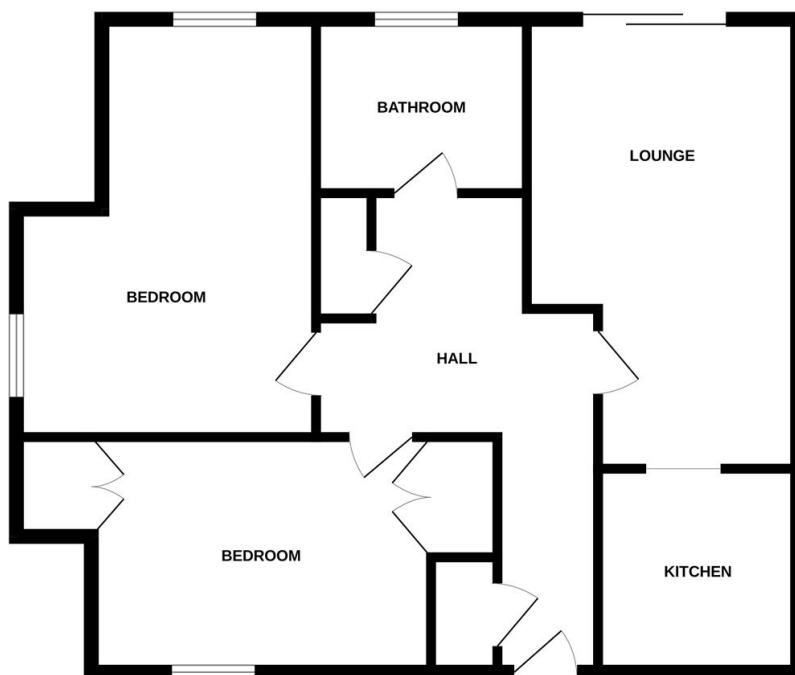
BEDROOM TWO 4.22m (13'10) x 2.82m (9'3)

Window to rear, wall mounted heater, fitted wardrobe.

BATHROOM

Window to front, a good size bathroom with a white three piece suite comprising pedestal wash hand basin, low level w.c, panelled bath with grab handles and electric shower over, 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: C
COUNCIL TAX BAND: C
Leasehold

LENGTH OF LEASE: approx. 101 years remaining
ANNUAL GROUND RENT: £340
ANNUAL SERVICE CHARGE: £4077.63

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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