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For Sale

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Havencourt, Victoria Road, Chelmsford, CM1 1EA

A rare opportunity to purchase this UNIQUE 2 BEDROOM GROUND FLOOR GARDEN RETIREMENT APARTMENT being the ONLY ONE in this most convenient complex adjacent to the Police Station in the City centre. It offers EXCELLENT SIZE VERY WELL PRESENTED ACCOMMODATION and is offered for sale with no onward chain! The apartment has the distinct advantage of PATIO DOORS from the lounge and views over the well tended communal grounds and has SOUTH FACING windows from most of the rooms making it particularly light and airy. INTERNAL VIEWING ESSENTIAL TO APPRECIATE THIS APARTMENT!



2 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 communal entrance door with security entry phone system and communal hallway, personal entrance door leading through to

ENTRANCE HALL 3.85m (12'8) x 1.72m (5'8)

A spacious and welcoming entrance hall much wider than normal and having laminate flooring, built in cupboard and further double built in cupboard, electric wall mounted heater, plaster coved ceiling, white panelled doors leading to

LOUNGE 5.4m (17'9) x 3.71m (12'2)

A lovely spacious well lit lounge having direct access via double glazed patio doors into the communal gardens. There is an electric wall mounted heater plus fire surround and hearth, further double glazed window to the side, again an unusual benefit, excellent views over the communal gardens, plaster coved ceiling, wide opening to kitchen.

KITCHEN 3.7m (12'2) x 2.58m (8'6)

A superb comprehensively fitted kitchen, large enough to have a small breakfast table in as well and having Blanco inset one and a quarter bowl single drainer sink unit with mixer tap, working surfaces with cupboards and drawer unit, integrated fridge freezer, space for cooker, space for washing machine, cupboard housing slimline dishwasher, laminate flooring, tiling over worktops, good range of eye level cupboards with under lighting, two with glazed doors for display, plaster coved ceiling.

BEDROOM ONE 4.99m (16'4) x 2.94m (9'8) CLEAR FLOOR SPACE + WARDROBE

A superb main bedroom of excellent size and again well lit, being dual aspect with double glazed windows to the rear and side, mirror fronted wardrobe cupboards, coved ceiling.

BEDROOM TWO 4.07m (13'4) x 2.51m (8'3)

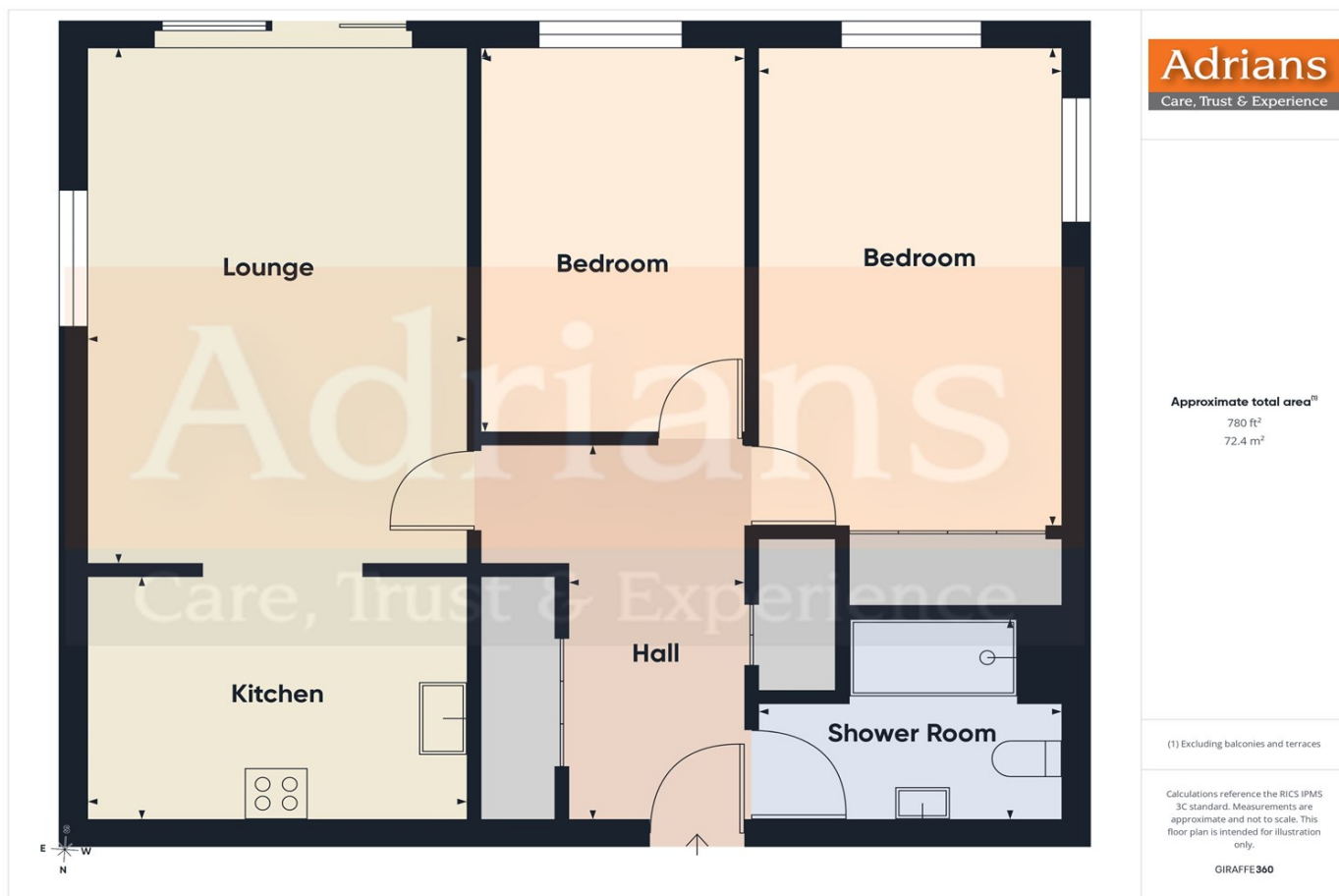
Double glazed window to rear with view over the communal gardens, coved ceiling.

SHOWER ROOM

A large room that has been refitted in more recent years and has w.c., wash hand basin with mixer, large walk in shower unit with fitted shower and remote control, fitted seat and grab rails, tiled flooring, towel warmer, fully tiled walls, extractor fan, inset spotlights.

AGENTS NOTE

As previously mentioned, this is the only two bedroom ground floor apartment in this particular complex and hence this is a unique opportunity to purchase it and has become available for the first time in many years, hence is highly recommend.



EPC RATING:
COUNCIL TAX BAND: B
Leasehold

LENGTH OF LEASE: approx. 57 years remaining
ANNUAL GROUND RENT: approx. £317.54
ANNUAL SERVICE CHARGE: approx. £5362.49

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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