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For Sale

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Roberts Court, Baddow Road, Chelmsford

Forming part of Roberts Court, a development designed specifically for those of retirement age, this nice and bright two bedroom apartment boasts a ground floor position, just a few steps from the residents lounge with adjacent kitchen. A particular feature are the direct and pleasant views over Baddow Recreational Ground and park, enjoyed from both bedrooms and the bay fronted sitting room. Roberts Court itself is surrounded by well planted and maintained communal gardens with various pathways and lawned areas. Residents parking is also provided on a first come first serve basis. Viewing is strongly advised.



2 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Roberts Court is situated adjacent to the park just off Baddow Road in the village of Great Baddow which has a small shopping centre in the Vineyards. The complex is for males aged 65 or over and females aged 60 or over. It comprises 14 one bedroom flats and 24 two bedroom flats with its own very attractive landscaped gardens and private off road parking area. The complex has its own Resident House Manager and each apartment is equipped with emergency pull cords which are operational 24 hours a day. Roberts Court was built in 1989 and is managed by First Port. Facilities within the complex include a lift to most but not all first floor flats, a residents lounge 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 and double glazed windows. 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.

RECEPTION HALL

Entrance door through to a good side hallway with coving to ceiling, double width storage cupboard, further double width airing cupboard, storage heater.

SITTING ROOM 5.08m (16'8) INTO BAY x 3.28m (10'9)

Square bay fronted window with views directly over open green space, coving to ceiling, storage heater, archway to

KITCHEN 2.29m (7'6) x 1.83m (6')

Range of wall and base level units with roll edge worktops, inset single drainer sink unit, four ring electric hob with oven beneath, space for fridge/freezer and washing machine.

BEDROOM ONE 3.45m (11'4) + RECESS x 2.74m (9')

Window to front with pleasant views over green space, mirror fronted wardrobes, electric heater.

BEDROOM TWO 4.57m (15') x 2.16m (7'1)

Window to front with views over green space, electric heater.

SHOWER ROOM

A modern suite comprising step-in shower unit with glazed screen, w.c with full and half flush, wash hand basin with cupboard under, part tiling to walls.

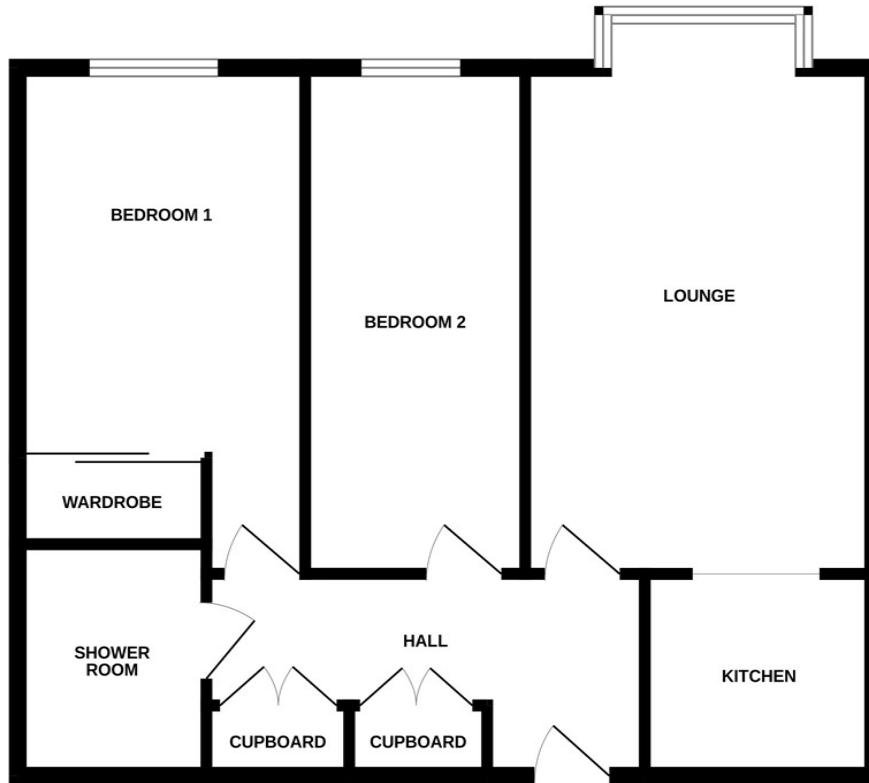
COMMUNAL GROUNDS

As mentioned previously, Roberts Court is surrounded by well maintained communal gardens with residents parking provided.

COMMUNAL AREAS

Within Roberts Court there is a residents lounge with adjacent kitchen, and for those with visitors, the guest suite is an option subject to availability.

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. 88 years remaining
ANNUAL GROUND RENT: £245.66
ANNUAL SERVICE CHARGE: £3884.03

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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