

Adrians

Sales & Lettings Agents

For Sale



Balmoral Court, Springfield Road, Chelmsford, CM2 6JQ

A one bedroom ground floor retirement apartment in the popular Balmoral Court development benefiting from a refitted wet room and modern kitchen. This property is being offered for sale with no onward chain. Balmoral Court is conveniently located just off Springfield Road on the fringe of the City centre, only minutes away from the High Street.



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 aged 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. 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. 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

Large double storage cupboard, electric heater, care-line unit, doorway through to

LOUNGE 5.18m (17') x 3.18m (10'5)

Double glazed window to front, electric heater, wall mounted electric fire.

KITCHEN 2.36m (7'9) x 1.73m (5'8)

Recently refitted with a range of modern ivory wall and base level units, roll edge worktops, inset single bowl stainless steel sink unit with mixer tap, four ring electric hob with combi-microwave oven beneath, fridge freezer to remain, glass splash back.

BEDROOM 3.38m (11'1) x 2.87m (9'5)

Double glazed window to front, fitted mirror fronted wardrobes, wall mounted electric heater.

MODERN WET ROOM

Recently installed with double walk-in shower cubicle, white suite comprising low level w.c, vanity wash hand basin, tiling to walls and floor, under floor heating, heated towel rail, extractor fan.

OUTSIDE

Communal grounds surround the block and parking is available on a first come first serve basis.

COMMUNAL AREAS

There are laundry facilities, a communal lounge and reception area.

Approximate total area[®]
430 ft²
39.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



EPC RATING: C
COUNCIL TAX BAND: B
Leasehold

LENGTH OF LEASE: approx. years 81 remaining
ANNUAL GROUND RENT: approx. £284
ANNUAL SERVICE CHARGE: approx. £3393.85

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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