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For Sale

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Alexander Mews, Chelmsford, CM2 7TT

Alexander Mews is an exclusive development for over 55's located in the village of Howe Green on the South-East side of Chelmsford. Whilst offering a semi-rural environment with wonderful views to the rear, this one bedroom bungalow is still within reach of Chelmsford City centre. In need of some modernisation, the bungalow does boast a decent sized entrance hall with cloakroom and lounge with adjacent kitchen. To the rear is the main bedroom with an en-suite and access onto a lean-to conservatory affording those views to the rear. The property does also have a garage just a few yards over the far side of well kept communal gardens to the front. Worth noting, each of the properties have the communal use of the lodge, a fantastic central meeting point. Available with no onward chain.



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Alexander Mews was completed in 1988 and constructed by Lovell Homes, altogether there are 40 one and two bedroom bungalows set around two courts for persons aged 55 and over. Positioned in a country location at Howe Green to the east of Chelmsford, and approximately two miles from the village of Great Baddow which has a range of local shops and stores including The Vineyards shopping square. There is also a nearby Park & Ride bus service which offers a regular service direct to the City centre and mainline railway station. Facilities include a visiting manager and emergency alarm service, communal lounge and communal garden. 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

Double glazed entrance door to reception hallway with coving to ceiling, storage heater, access to

CLOAKROOM

Window to front, close coupled w.c, wash hand basin.

LOUNGE 4.34m (14'3) x 3.48m (11'5)

Window to front overlooking well maintained communal gardens, storage heater, access to

KITCHEN 3.15m (10'4) > 7'7" x 1.75m (5'9) MAXIMUM

Fitted with a range of wall and base level units with roll edge worktops, inset single drainer sink unit, four ring electric hob, separate oven, space for appliances, part tiling to walls.

BEDROOM 3.96m (13') x 3.66m (12') INC WARDROBES

Fitted wardrobes and bridging unit, sliding doors to

LEAN-TO CONSERVATORY

Door onto the properties own rear garden.

EN-SUITE 2.44m (8') x 1.7m (5'7)

Obscure double glazed window to rear, coloured suite comprising panel enclosed bath, pedestal wash hand basin, low level w.c, part tiling to walls.

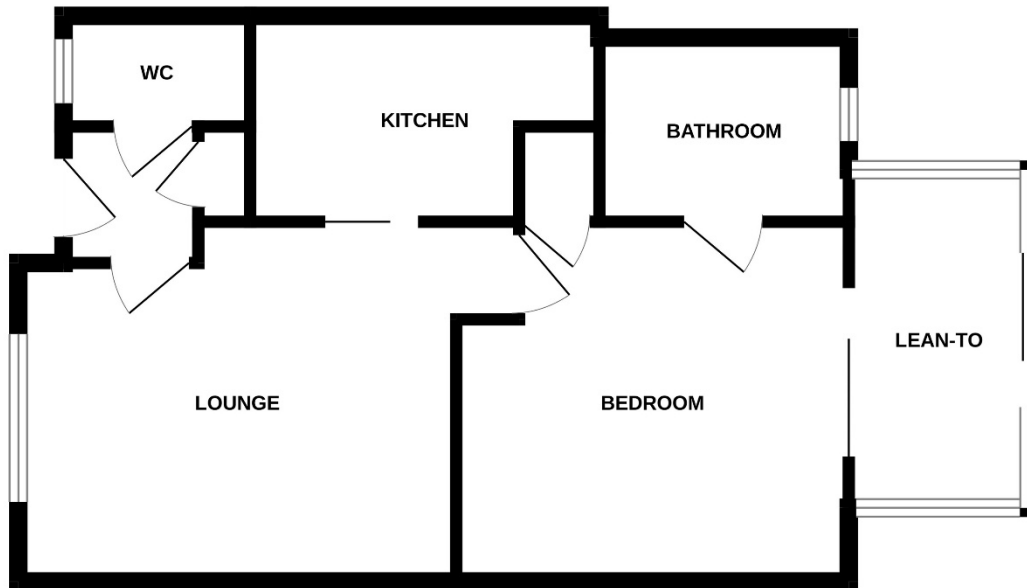
REAR GARDEN

Mostly paved and surrounded by low level fencing allowing a largely uninterrupted view over the meadow and fields beyond.

GARAGE & PARKING

As noted there is a garage situated in a block with up and over door. There are a number of parking spaces for residents and visitors alike.

GROUND FLOOR



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: D
COUNCIL TAX BAND: D
POSTCODE: CM2 7TT
Leasehold

LENGTH OF LEASE: approx. years 62 remaining
ANNUAL GROUND RENT: approx. £190
ANNUAL SERVICE CHARGE: approx. £2500

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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