

Adrians

Sales & Lettings Agents

For Sale



MacMillan Court, Chelmsford, CM2 0XE

This 1 bedroom first floor retirement apartment is pleasantly situated in this centrally located retirement complex right in the heart of Old Moulsham in the City Centre and is offered for sale with no onward chain. It is located at the rear of the complex and therefore has LOVELY VIEWS over the well tended communal gardens and is also very close to all the local shops, restaurants and Public Houses in Moulsham Street. The apartment has recently been REDECORATED and has had NEW CARPETS laid. INTERNAL VIEWING RECOMMENDED!

 1 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.

Ground floor entrance door with security entry phone system leading to communal hallway with stairs and lift giving access to first floor landing, personal door through to

ENTRANCE HALL

Newly laid carpet, night storage heater, security entry phone, grab rail, large built in storage cupboard, coving to ceiling, doors to

LOUNGE 5.05m (16'7) x 3.05m (10'0)

A most pleasant and good size rear lounge with newly laid carpet, night storage heater, fire surround and hearth, double glazed window to rear with excellent view over well-tended communal garden, coved ceiling, open to

KITCHEN 2.31m (7'7) x 2.29m (7'6)

Well fitted with a range of white high gloss units comprising inset one and a quarter bowl single drainer sink unit with mixer tap, working surfaces with cupboards under, built in hob with cooker hood above, space for washing machine, fridge and freezer, built in eye level oven, eye level cupboards, coving to ceiling.

BEDROOM 4.35m (14'3) x 2.95m (9'8) CLEAR FLOOR SPACE + WARDROBE

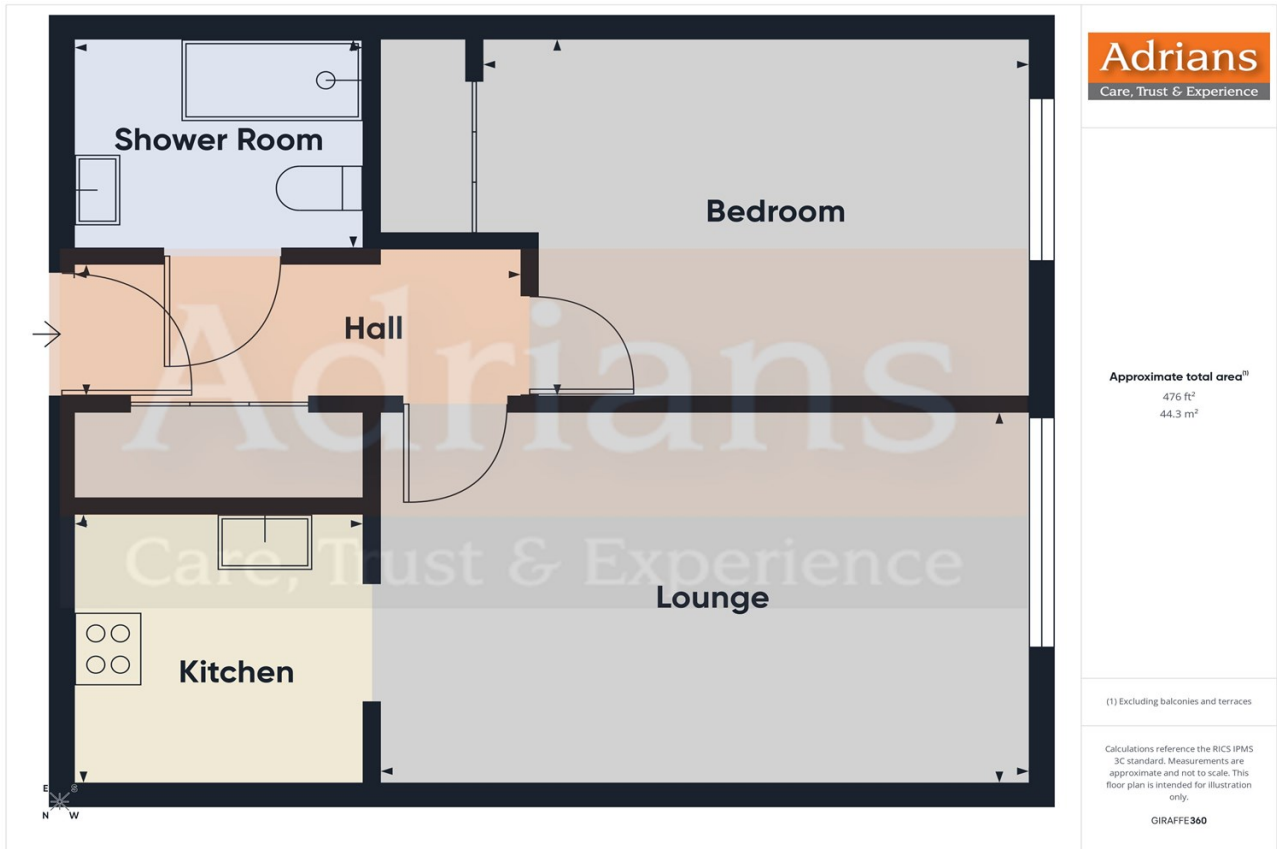
Mirror fronted wardrobe cupboards, newly laid carpet, electric wall mounted heater, double glazed window to rear with view over well-tended communal garden, coving to ceiling.

SHOWER ROOM

Comprising of a w.c, pedestal wash hand basin, large walk-in shower with fitted Mira shower unit, grab rails, tiled walls, electric down-flow heater, extractor fan, coving to ceiling.

OUTSIDE

There are parking bays for residents on a first come first serve basis. Macmillan Court has extremely well-tended communal gardens at the rear, mainly bounded by brick walling and having seating areas, large area of lawn, established borders and beds, numerous trees, and gives a most pleasant backdrop to this particular apartment with the windows from both the lounge and the bedroom looking out onto the garden.



EPC RATING: B
COUNCIL TAX BAND: B
Leasehold

LENGTH OF LEASE: approx. years 63 remaining
ANNUAL GROUND RENT: approx. £300
ANNUAL SERVICE CHARGE: approx. £3220.79

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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