

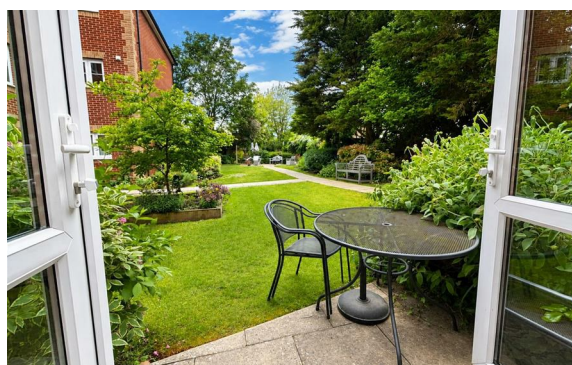


## Chancellor Court, Broomfield Road, Chelmsford

Guide Price £180,000



- Beautifully presented one-bedroom ground floor retirement apartment for the over 55s
- Spacious and light-filled lounge/diner with patio doors opening onto a private patio area
- Modern fitted kitchen with integrated oven, fridge and freezer
- Stylish contemporary shower room with emergency pull cord system
- Generous double bedroom with built-in wardrobe storage
- Friendly and sociable community with optional quiz nights, coffee mornings and fish & chips dinners
- On-site building manager Monday–Friday (9am–3pm) plus out-of-hours care line
- Excellent communal facilities including laundry room, visitor toilets and resident lounges
- Communal parking and beautifully maintained landscaped grounds
- No onward chain



## **GUIDE PRICE- £180,000 - £200,000**

**A beautifully presented one-bedroom ground floor retirement apartment, exclusively for the over 55s, offering the perfect blend of independent living, peace of mind and a genuinely welcoming community atmosphere. Guest suite which can also be used for friends and family to stay while visiting. Stylishly maintained throughout and offered to the market with no onward chain, this charming home is ideal for those looking to downsize without compromise and enjoy a smooth, stress-free move.**

The apartment features a bright and spacious lounge/diner with patio doors opening onto a private patio seating area — the perfect place to enjoy a morning coffee, a good book or a spot of sunshine overlooking the beautifully kept communal gardens. The fitted kitchen offers excellent storage and integrated appliances including an oven, fridge and freezer, creating a practical yet modern cooking space.

The generous double bedroom benefits from built-in wardrobe storage, while the contemporary shower room has been thoughtfully designed with accessibility in mind and includes an emergency pull cord system for added reassurance.

Beyond the apartment itself, this development truly shines for its warm social atmosphere and fantastic resident facilities. Whether it's quiz nights, coffee mornings, friendly chats in the communal lounge or the ever-popular fish & chips dinners, there's a real sense of community here — as sociable or as private as you choose. Residents also enjoy regular film nights and social events, helping create a welcoming and vibrant atmosphere throughout the development. The communal lounge itself also benefits from an adjoining kitchen area, providing the perfect setting for residents to gather, relax and entertain. It's retirement living with heart, charm and a lifestyle to match.

For visiting family and friends, there is also a beautifully presented guest bedroom suite available to rent on a nightly basis, allowing loved ones to stay comfortably nearby whenever needed.

Residents further benefit from an on-site building manager available Monday to Friday from 9am–3pm, alongside an out-of-hours emergency care line for additional peace of mind. Further amenities include communal parking, visitor WC facilities, a communal laundry room and beautifully maintained shared grounds.

Ideally positioned within walking distance of Chelmsford city centre, the train station and bus station, the development offers excellent convenience for day-to-day living. There are also regular bus services nearby providing easy access to the town centre, hospital and Braintree, making travel simple and accessible.

Chelmsford is one of Essex's most sought-after cities, perfectly balancing vibrant city living with a relaxed suburban feel. Offering an excellent mix of shopping, dining and leisure facilities, the city centre is home to a wide range of high street brands, independent boutiques, stylish cafés and popular restaurants, alongside attractions such as Bond Street shopping district and the bustling High Chelmer centre. Chelmsford is particularly popular with commuters thanks to its direct rail links into London Liverpool Street, making it ideal for professionals and families alike. The area also benefits from highly regarded schools, beautiful parks including Central Park and Hylands Estate, and a thriving social scene with regular events, markets and riverside walks. Combining strong transport connections, green open spaces and a growing modern atmosphere, Chelmsford continues to be one of the most desirable locations in Essex to call home.



**THE SMALL PRINT:**

Material Information: <https://reports.sprift.com/property-report/flat-1-chancellor-court-broomfield-road-chelmsford-cm1-1ry/5300971>

Annual Service Charge: £3,414.00

Annual Ground Rent: £425.00

Length of Lease: 101 years remaining

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



## Ground Floor

