





## Property Description

Situated in the sought after Albion Court development on Moulsham Street, this retirement property has prime position on the first floor and comprises Entrance Hallway with storage cupboard, lounge with opening into fitted kitchen with oven and hob. One Double Bedroom with wardrobe and bathroom.

It enjoys a convenient location within walking distance to shops and local amenities. The property offers access to communal areas, including a lounge and gardens, as well as a laundry room.

## Entrance Hallway

Irregular Shaped Room 8' 9" x 3' 1" ( 2.67m x 0.94m)

## Lounge

15' 4" x 10' 6" ( 4.67m x 3.20m )

## Kitchen

5' 5" x 7' 3" ( 1.65m x 2.21m )

## Bedroom

12' 1" x 8' 7" ( 3.68m x 2.62m )

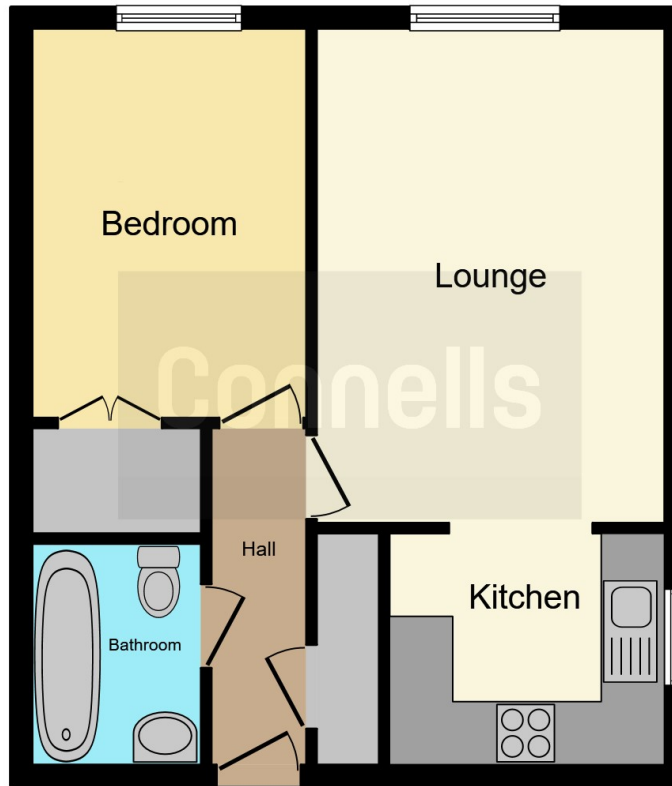
## Bathroom

6' 8" x 5' 4" ( 2.03m x 1.63m )









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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4 Tindal Square  
CHELMSFORD CM1 1EH

EPC Rating: C Council Tax  
Band: B

Service Charge:  
2312.84

Ground Rent:  
502.52

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CHL308047](https://connells.co.uk/Property/CHL308047)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: CHL308047 - 0012