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Sales & Lettings Agents



25% Shared Ownership £81,250







Newcombe Court, Chelmsford, CM1 1QN

This EXCELLENT SIZE City centre apartment has the benefits of an ALLOCATED SECURE UNDERGROUND PARKING SPACE, a BALCONY off the lounge and further advantages not all apartments have including a CONCIERGE and reduced GYM MEMBERSHIP. The apartment is literally on the doorstep of the station and City centre hence could well suit commuting buyers. The apartment has been very well maintained and really MUST BE INTERNALLY VIEWED TO BE FULLY APPRECIATED! (Price stated is for a 25% share)

2 Bedroom(s) | 1 Reception(s) | 2 Bathroom(s)


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COCKERELL COURT

Situated on the recently built City Park West development and benefiting from not only having the City centre and station with walking distance, but also having large areas of greenspace and parks with riverside walks also on hand. The area has a real 'London vibe' and feel to it blending the new modern apartment blocks with established character buildings forming part of Chelmsford's history. City centre shopping facilities are mixed with well known brands and smaller independent shops, whilst Chelmsford Library and Cramphorn Theatre are also close by. Those commuting buyers have access to a service to London Liverpool Street within around 35 minutes, and Stansted Airport can be accessed by car within around 30 minutes. The apartment has an excellent specification including under floor heating, video entry system, triple glazed windows, apartment ventilation and heat recovery system to help reduce bills. All in all, this apartment is highly recommended!
Ground floor entrance door with security entry phone system giving access to the well kept communal hallway, stairs and lift giving access to the third floor landing where there is a rear balcony walkway giving access to the apartment. Personal entrance door through to

ENTRANCE HALL 8.89m (29'2) IN LENGTH x m (')

An impressive and welcoming entrance hall, laminate flooring, excellent built in storage cupboards including one housing the water tank with space for a washer/dryer, entry phone, inset spot lights, doors to

LOUNGE & KITCHEN AREAS 7.34m (24'1) x 3.1m (10'2)

The KITCHEN AREA is well fitted with a good range of units comprising one and a quarter bowl sink unit with mixer tap, quartz working surfaces with cupboards and drawer unit, laminate flooring, built in hob and oven with cooker hood above, integrated dishwasher, integrated fridge freezer, eye level cupboards with under lighting, built in microwave, inset spot lights, open to the LOUNGE AREA which has laminate flooring, inset spot lights, triple glazed window to rear, door to

BALCONY

A nice benefit of this particular apartment which is large enough for a bistro style patio set and has views over the courtyard style area with pathways and numerous trees and the other recently built blocks of apartments blending in with other character buildings.

BEDROOM 3.84m (12'7) x 3.24m (10'8) + DOOR RECESS WITH BUILT IN WARDROBE CUPBOARD

Triple glazed window to front, door to

EN-SUITE SHOWER ROOM

W.c with concealed cistern, vanity wash hand basin with mixer tap, shower cubicle with fitted shower, tiled flooring, towel warmer, fully tiled walls, shaver socket, fitted mirror, inset spot lights, extractor fan.

BEDROOM 5.21m (17'1) x 2.75m (9'0)

A most pleasant dual aspect room which the current seller uses more as the main bedroom due to its aspect which has a free-standing wardrobe to remain, triple glazed windows to rear and further window looking out onto the balcony with the same views over the courtyard area.

BATHROOM

A good size bathroom with panel enclosed bath with mixer tap, fitted shower with glazed screen to side, vanity wash hand basin with mixer tap, w.c with concealed cistern, tiled flooring, towel warmer, shaver socket, fitted mirror, inset spot lights, extractor fan.

ALLOCATED PARKING

This particular apartment has the benefit of its own allocated parking space in a secure underground car park, access to which is via a security fob.

OUTSIDE

As previously mentioned the rear of the block faces towards a central courtyard style area with walkways and numerous trees with the other blocks of apartments located around it.

AGENTS NOTE

The property further benefits from a concierge and we also gather from the seller that residents have use of a gym at a reduced membership (details of which are available from the seller).

NOTE

This apartment is being sold at this price as a 25% share with the other 75% with rent paid. The current rental part is approximately £758.31 per month plus of course a buyers mortgage payment for the other share. Any interested buyer for this scheme must pass referencing for the shared ownership company before a purchase is agreed. The apartment can also be bought as a 100% ownership and has a separate listing at a £325,000 for this arrangement which of course wouldn't then have the rental charge.

ELIGIBILITY & AFFORDABILITY REQUIREMENTS

If a buyer is interested in purchasing this apartment under the shared ownership scheme, there are certain eligibility and affordability requirements that they must need and they will also need to be financially assessed by the scheme providers. Some of the points are listed below, and further information is available from the selling agents. To qualify for this property, prospective buyers must meet the following criteria:

Be at least 18 years of age.

Have a household annual income of less than £90,000 if the property is within London, or less than £80,000 if the property is outside London.

Be a first-time buyer, or if they already own a property, they must be in the process of selling their current home and be at the point of exchange.

Demonstrate a good credit history, with no adverse debts or County Court Judgements.

Be able to show they can afford the regular payments and associated costs involved in purchasing a home.
Satisfy the affordability assessment conducted by our appointed Independent Financial Advisor, which considers no more than 45% of their net monthly income (after commitments) allocated to housing costs.
Successfully pass the necessary compliance checks, ensuring adherence to relevant standards and regulations.



EPC RATING: B
COUNCIL TAX BAND: D
Shared Ownership
LENGTH OF LEASE: approx. 117 years remaining
ANNUAL GROUND RENT & ANNUAL SERVICE CHARGE: approx. £5207

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

Adrians, 16 Duke Street, Chelmsford, Essex, CM1 1UP
01245 265303 | info@adrians-property.co.uk | www.adrians-property.co.uk