

Adrians

Sales & Lettings Agents

For Sale



22 Kingfisher Lodge, Chelmsford, CM2 7JZ

This 1 bedroom GROUND FLOOR GARDEN retirement apartment is situated in Great Baddow on the South side of Chelmsford and is offered for sale with no onward chain. The apartment is situated to the front of the complex having double doors from the lounge leading out to a patio area and communal grounds which are unlikely to be used by other residents. Internally it comprises the lounge, kitchen, bedroom and shower room. It has communal residents parking to the rear and further areas of communal grounds at the rear of the main complex. Local amenities are close by and Chelmsford City centre is within easy driving distance. WELL WORTH AN INTERNAL VIEWING!



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Kingfisher Lodge is situated adjacent to the park just off The Dell in the village of Great Baddow that has a small shopping centre in the Vineyards which is within easy reach. The complex is only for retired persons age 55 or over. It comprises one and two bedroom flats with its own landscaped gardens and private off road parking area. Kingfisher Lodge was built in 1985 and facilities within the complex include a lift, a resident-s lounge, 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 a 24 hour a day care line for emergencies. A security entry system enables residents to identify visitors before allowing them to enter. Each apartment has electric heating and double glazed windows. There is an annual service charge payable details of which is 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.

ENTRANCE HALL

Storage cupboard which houses the fuse box, access to all rooms.

LOUNGE 4.11m (13'6) x 3.25m (10'8)

A most pleasant room with electric wall mounted heater, mock fire surround with electric fire, wide serving hatch to kitchen, double glazed double doors giving access to a small patio area and communal gardens, coved ceiling.

KITCHEN 2.59m (8'6) x 2.29m (7'6)

Fitted with a range of wood trimmed kitchen units comprising inset single drainer sink unit with mixer tap, working surfaces with drawers and cupboards under, space for cooker, space for fridge freezer, tiling over worktops, eye level cupboards, cooker hood.

BEDROOM 3.89m (12'9) x 2.74m (9')

Double glazed window to rear.

SHOWER ROOM

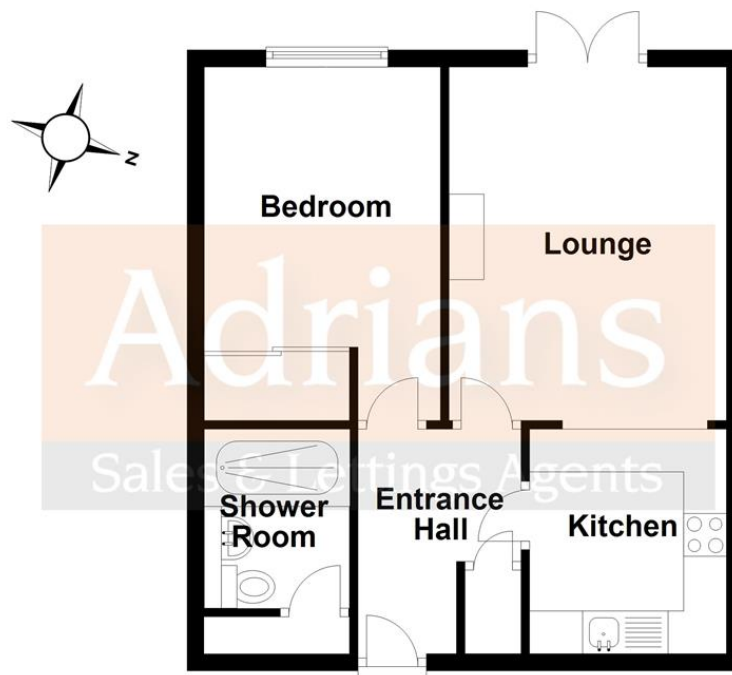
Fitted with a white suite comprising w.c, pedestal wash hand basin with mixer tap, large walk-in shower with fitted shower unit and grab rails, extractor fan, dimplex down-flow heater, built in airing cupboard.

COMMUNAL AREAS

The complex has the benefit of a communal lounge/kitchen area and an on-site laundry room. Communal gardens are located at the rear of the complex, whilst there is a parking area to the front.

Ground Floor

Approx. 41.9 sq. metres (450.9 sq. feet)



Total area: approx. 41.9 sq. metres (450.9 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE
Check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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EPC RATING: C
COUNCIL TAX BAND: B
Leasehold

LENGTH OF LEASE: approx. 85 years remaining
ANNUAL SERVICE CHARGE: approx. £2989.40

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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