

# Adrians

Sales & Lettings Agents

For Sale

Adrians

Care, Trust & Experience



## Tyrell Lodge, Springfield Road, Chelmsford, CM2 6JA

Most conveniently situated along Springfield Road on the fringe of the City centre is this well presented 1 bedroom second floor retirement apartment which is offered for sale with vacant possession. It is located at the rear of the complex and has views over the communal gardens and is just along the road from a Tesco store and all the shops, restaurants etc that Chelmsford's City centre has to offer. The accommodation has a spacious bedroom, lounge, shower room and kitchen and there are residents parking bays available on a first come first served basis. WELL WORTH AN INTERNAL VIEWING!



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Tyrell Lodge is a complex of apartments in the City centre for persons aged 60 or over. It is situated on the fringe of the centre just a short walk from the High Street and all the City centre amenities. The complex comprises 26 one bedroom apartments and 13 two bedroom apartments within a gated complex with its own landscaped private gardens. There is a Lodge Manager in attendance Monday to Friday together with a 24 hour a day care line. Tyrell Lodge was built by specialist developers Churchill Retirement Living and is managed by Churchill Estates Management Limited. Facilities within the complex include a lift to all floors an owners lounge, a laundry room and a guest suite is available for friends and relatives for overnight stays. Each flat has a 24 hour care line support system provided via a personal pendant alarm together with direct contact to the Lodge Manager who is on duty Monday to Friday 9am to 4pm. A security entry system enables owners to identify visitors before allowing them to enter together with a camera entry system for use with a standard TV. Ground floor apartments are fitted with intruder alarms. Each apartment has energy efficient electric slim line heaters and windows are fitted with PVCu double glazed sealed units. There is a ground rent and annual service charge payable details of which are available on request and fixtures and fittings which may or may not be included must be negotiated at 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 entrance hall, stairs and lift giving access to the second floor landing, personal door through to

#### **ENTRANCE HALL**

Security entry phone, decorative dado rail, good size built in storage cupboard, coved ceiling, white panelled doors leading to

#### **LOUNGE 5.49m (18'0) x 3.19m (10'6) + DOOR RECESS**

A most pleasant rear lounge with electric wall mounted heater, double glazed window to rear with view over communal gardens, coved ceiling, door to

#### **KITCHEN 2.33m (7'8) x 2.15m (7'1)**

Well fitted with a range of units comprising inset single drainer sink unit, built in hob with cooker hood above, eye level oven, integrated fridge freezer, drawers and cupboards under, tiling over worktops, eye level cupboards, double glazed window to rear with view over the communal gardens, electric down-flow heater, extractor fan, coved ceiling.

#### **BEDROOM 4.38m (14'4) x 3.26m (10'8) CLEAR FLOOR SPACE**

Electric wall mounted heater, built in mirror fronted wardrobe cupboards, coved ceiling. An excellent size bedroom large enough to have other furniture in as well and again at the rear of the apartment.

#### **SHOWER ROOM**

White suite comprising w.c, vanity wash hand basin, shower cubicle with fitted shower unit and grab rail, mainly tiled walls, towel warmer, electric down-flow heater, extractor fan, coved ceiling.

#### **PARKING**

There are a limited amount of parking bays for residents on a first come first serve basis.

#### **GARDENS**

There is a most pleasant communal garden, well established with mature shrubs, large area of lawn and ornamental tree.

**Adrians**

Care, Trust &amp; Experience



Approximate total area<sup>(1)</sup>  
483 ft<sup>2</sup>  
44.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**EPC RATING: TBC**  
**COUNCIL TAX BAND: D**  
**Leasehold**

**LENGTH OF LEASE: approx. years 107 remaining**  
**ANNUAL GROUND RENT: approx. £855.56**  
**ANNUAL SERVICE CHARGE: approx. £2457.84**

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](mailto:info@adrians-property.co.uk) | [www.adrians-property.co.uk](http://www.adrians-property.co.uk)**