

Adrians

Sales & Lettings Agents

For Sale

Adrians
Care, Trust & Experience



Tyrell Lodge, Springfield Road, Chelmsford

An immaculate and particularly spacious two bedroom first floor retirement apartment with no onward chain. A large 'L' shaped entrance hall with plenty of storage provides access to two double bedrooms, a modern bathroom and a large lounge/diner through to the kitchen. Attractive double glazed sash windows overlook Springfield Road and the City centre location is a very short distance from a Tesco supermarket.



2 Bedroom(s)



2 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.

ENTRANCE HALL

A large 'L' shaped entrance hall with three storage cupboards (one being an airing cupboard), doors to

LOUNGE / DINER 8.15m (26'9) INTO BAY x 2.74m (9')

Window to front, fireplace.

KITCHEN 2.44m (8'0) x 2.26m (7'5)

Window to front, range of base and eye level fitted units complimented by work surface, single drainer stainless steel sink unit, oven and hob with filter hood over, built in fridge and freezer, dishwasher.

BEDROOM ONE 4.19m (13'9) x 2.77m (9'1) PLUS WARDOBES

Window to front, built in wardrobe,

BEDROOM TWO 4.88m (16'0) INTO BAY x 2.84m (9'4)

Window to front, fitted wardrobe and dresser.

SHOWER ROOM

Low level w.c, wash hand basin in vanity unit, double shower cubicle, tiled walls, towel rail.



EPC RATING: C
COUNCIL TAX BAND: E
Leasehold
LENGTH OF LEASE: approx. 110 years remaining
ANNUAL GROUND RENT: £933.34
ANNUAL SERVICE CHARGE: £3179.7

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