

Adrians

Sales & Lettings Agents

Spalding Court

For Sale



Spalding Court, Chelmsford

This one bedroom retirement apartment is conveniently located on the west side of Chelmsford within walking distance of local shopping amenities and positioned close to the mainline train and bus station. This first floor apartment is in one of the best positions within the popular complex having a south facing aspect and views over the communal gardens. Offered for sale with no onward chain.

 1 Bedroom(s)

 1 Reception(s)

 1 Bathroom(s)

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Spalding Court is a retirement complex for persons aged 60 or over. It is most conveniently located in the West end of Chelmsford within minutes walking distance of local shopping amenities and the main line railway and bus stations and easy walking distance of Chelmsford City centre with its multiple shopping facilities. The complex comprises 36 Retirement Apartments in total comprising 26 one bedroom apartments and 10 two bedroom apartments and standing in its own landscaped grounds with off street parking for residents and visitors. Each flat has an emergency system linked to the House Manager together with a 24 hour Careline back up system. Spalding Court was built in 1999 by Messrs McCarthy & Stone and is managed by FirstPort. The facilities includes a residents lounge, laundry room with washing machines, tumble driers and ironing equipment, a twin bedroom guest suite with en-suite shower room where friends or relatives can spend the night for a reasonable charge and there is a lift to all floors. Personal safety features include Careline to ensure that help is at hand 24 hours a day 365 days a year and the Careline system also controls door entry and monitors the fire alarm system and in addition a camera entry system at the main entrance allows residents to view the visitor before letting them into the complex by tuning into a dedicated channel on their television set. Burglar alarms are fitted to doors and windows on the ground floor and to entrance doors on all other floors. The development also benefits from energy saving features including low maintenance PVCu double glazing, efficient electric heating and insulation. 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. 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.

Lift or staircase leading to first floor with personal entrance door leading through to

ENTRANCE HALL

Large storage cupboard housing hot water cylinder, coved cornice, doors to

LOUNGE 5.92m (19'5) x 3.25m (10'8) NARROWING TO ONE END

Double glazed window to front, fireplace surround, fitted electric fire, electric heater, doorway through to

KITCHEN 2.31m (7'7) x 2.18m (7'2)

Fitted with a range of wall and base level units, roll edge worktops, inset single bowl stainless steel sink unit, eye level electric oven, four ring electric hob with cooker hood above, space for fridge and freezer, splash back tiling, double glazed window to front.

BEDROOM 6.91m (22'8) x 2.79m (9'2)

A good size room with double glazed window to front, fitted mirror fronted wardrobes, electric heater, coved cornice.

SHOWER ROOM

Refitted with a large walk-in double shower cubicle, wash hand basin, low level w.c, tiling to walls, grab handles, electric heater.

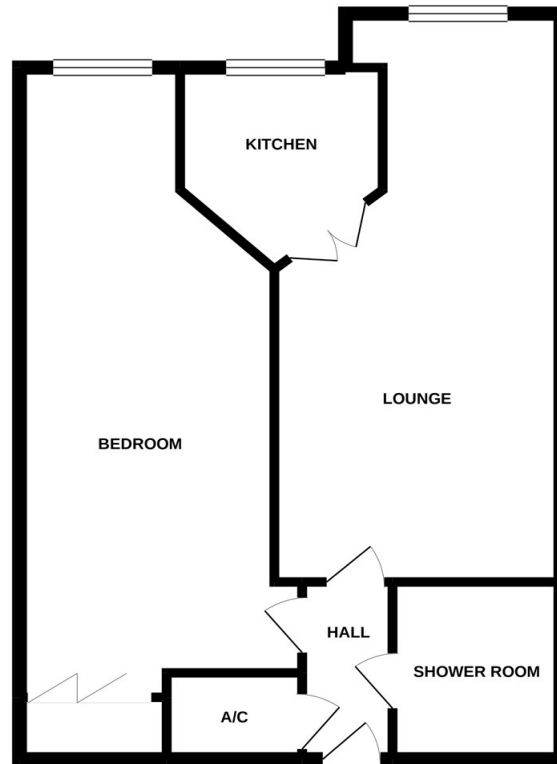
COMMUNAL AREAS

To the ground floor there is a communal lounge, kitchen area and laundry room.

OUTSIDE

Communal grounds are well tended with lawned area and seating. Parking is provided but not allocated.

FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC RATING: B
COUNCIL TAX BAND: C
POSTCODE: CM1 2UZ
Leasehold

LENGTH OF LEASE: approx. years 98 remaining
ANNUAL GROUND RENT: approx. £679.59
ANNUAL SERVICE CHARGE: approx. £4200.54

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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