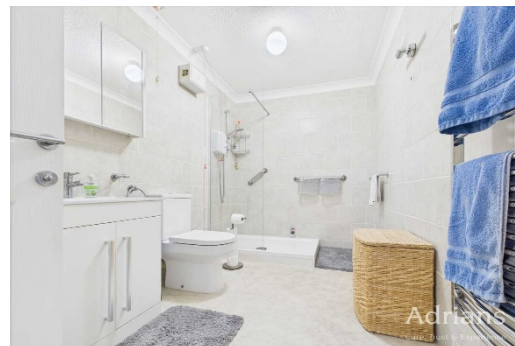


Adrians

Sales & Lettings Agents



For Sale



Havencourt, Victoria Road, Chelmsford

One of the LARGEST APARTMENTS in this complex being one of only three 2 BEDROOM apartments in this convenient RETIREMENT COMPLEX situated in the City centre adjacent to the Police Station. The apartment is MUCH LARGER than most and has been well maintained and hence really needs to be internally viewed to be fully appreciated. It is offered for sale with vacant possession and no onward chain and is located right in the City centre with all it's shops, cafes, restaurants and parks etc. The apartment has a spacious entrance hall, good storage, lounge, good size well fitted kitchen, 2 excellent size bedrooms and large shower room. There are well tended, good size communal grounds and residents parking on a first come first served basis. HIGHLY RECOMMENDED!

 2 Bedroom(s)

 1 Reception(s)

 1 Bathroom(s)



Havencourt is situated just off Victoria Road on the very fringe of the City centre within just minutes walking distance of the High Street and Cathedral. The complex is for females aged 60 or over and males aged 65 or over. It comprises fifty seven 1 bedroom flats and three 2 bedroom flats with its own landscaped gardens and private car park. The complex has its own House Manager and each apartment is equipped with emergency pull cords which are operational 24 hours a day. Havencourt was built in 1984 and is managed by FirstPort. Facilities within the complex include a lift, a residents lounge, a laundry room and guest suites are available for friends and relatives overnight stays. Each flat has its own emergency audio system with direct contact to the House Manager when on duty and the accommodation is equipped with emergency pull cords linked to the House Manager together with Careline a 24 hour back up system. A security entry system enables residents to identify visitors before allowing them to enter. Each apartment has electric heating, double glazed windows and there is cavity wall insulation. There is a ground rent and annual service charge payable details of which are 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. 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 spacious entrance hall with electric wall mounted heater, large built in storage cupboard with fitted light and further built in airing cupboard with fitted shelving, security entry phone, coved ceiling, doors to

LOUNGE 5.64m (18'6) x 3.38m (11'1)

A good size lounge with electric wall mounted heater, double glazed bay window, coved ceiling.

KITCHEN 3.35m (11'0) x 2.36m (7'9)

A good sized well fitted kitchen, larger than a lot of the others, having a good range of modern units comprising single drainer sink unit with mixer tap, working surfaces with cupboards and drawer unit, built in eye level oven with microwave above, space for washing machine and fridge freezer, eye level cupboards, cooker hood, extractor fan, electric down flow heater.

BEDROOM ONE 4.57m (15'0) x 3.35m (11')

An excellent size main bedroom with electric wall mounted heater, built in mirror fronted wardrobe cupboards, double glazed window, coved ceiling.

BEDROOM TWO 3.25m (10'8) x 3.05m (10')

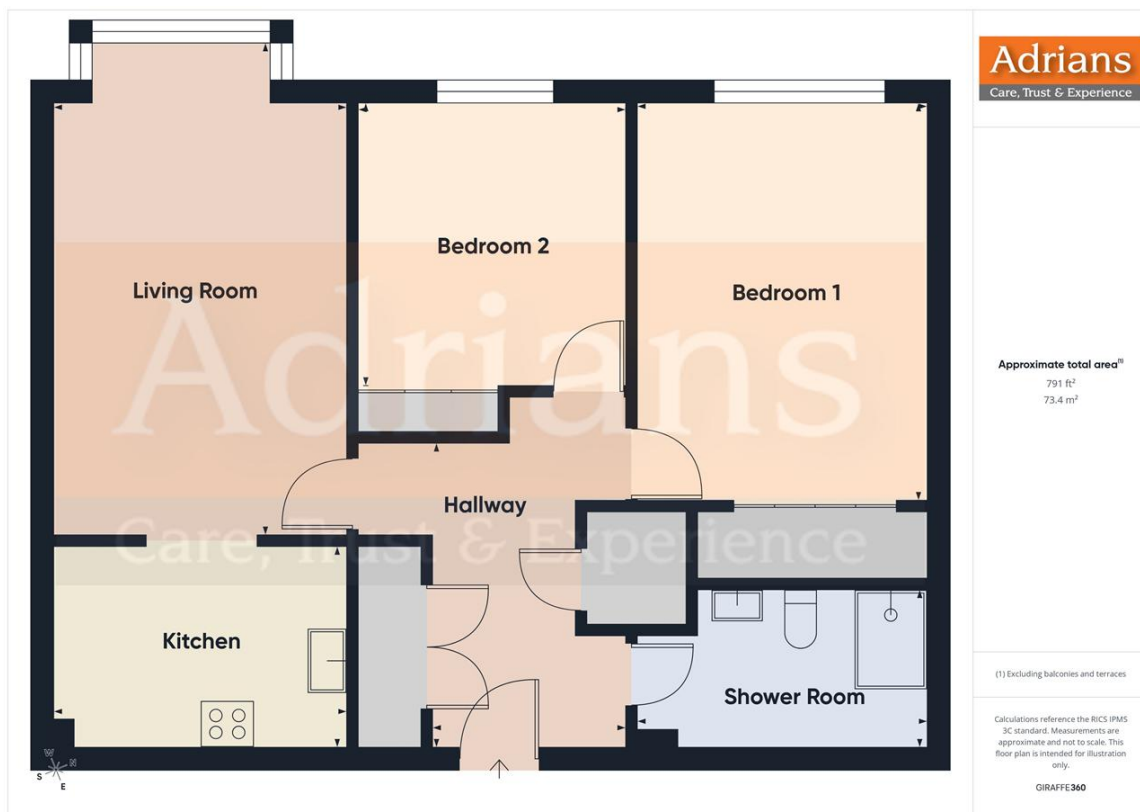
Another spacious bedroom with electric wall mounted heater, built in wardrobe cupboards, double glazed window, coved ceiling.

SHOWER ROOM

Again larger than a lot of others and having w.c., vanity wash hand basin with mixer tap, walk in shower with fitted Triton shower unit, fully tiled walls, grab rails, towel warmer, electric down flow heater, extractor fan, coved ceiling.

EXTERIOR AND PARKING

There are residents parking bays on a first come first served basis and some covered spaces which can be rented when available. To the rear of the property is an area of well tended communal gardens with raised planters, seating areas and numerous trees, large area of lawn and certainly one of the larger communal gardens for retirement complexes.



EPC RATING:
COUNCIL TAX BAND: B
Leasehold
LENGTH OF LEASE: approx. 58 years remaining
ANNUAL GROUND RENT & SERVICE CHARGE: £5362.49

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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