



Baddow Road

Chelmsford, CM2 9RQ

Leasehold
Tax Band: C

Asking Price £120,000



A very well presented **FIRST FLOOR** retirement property located in the desirable annex building of Roberts Court, adjacent to Great Baddow recreation ground and Bowls Club. Offering **TWO GOOD SIZED BEDROOMS**, entrance hall, **REASONABLE SERVICE CHARGES**, spacious shower room, bright and airy lounge, **NEW HEATING SYSTEM** with individual room temperature control, & separate kitchen. Providing a **24HR ON SITE MANAGER**, stair lift to the first floor, and well kept communal lounge & kitchen space- with weekly events organised for residents.. plus water rates being included as part of the service charges!!! Viewing highly advised, call Hamilton Piers to view!



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COMMUNAL ENTRANCE:

Secure buzzer entry system into Annex building, with stairs and stair lift to first floor.

FIRST FLOOR APARTMENT:

Small step up from the top of stairs through a door into entrance for the apartment.

HALLWAY:

Entrance hall with storage cupboard, wall mounted emergency intercom, doors to-

LOUNGE:

13'1" x 10'9" (3.99m x 3.28m)

Double glazed window to rear, electric fireplace with ornate surround, electric radiator, emergency cord, opening to kitchen.

KITCHEN:

7'6" x 5'11" (2.29m x 1.80m)

Double glazed window to side, round edge worktops with stainless drainer sink inset, electric hob and oven with extractor over, under counter fridge/freezer, washing machine, matching wall and base units, tiled splashbacks.

BEDROOM ONE:

11'5" x 9'5" (3.48m x 2.87m)

Double glazed window to rear, built in wardrobes, electric radiator, emergency cord.

BEDROOM TWO:

10'8" x 7' (3.05m x 2.13m)

Double glazed window to side, electric radiator.

SHOWER ROOM:

Spacious shower room with a double shower-with grab rails and seat, part tiled, vanity hand basin, low level w/c, electric heater, emergency cord.

COMMUNAL LOUNGE & KITCHEN:

Beautifully kept communal sitting area & kitchenette - with weekly activities held for residents, overlooking Great Baddow sports ground.

COMMUNAL GARDENS:

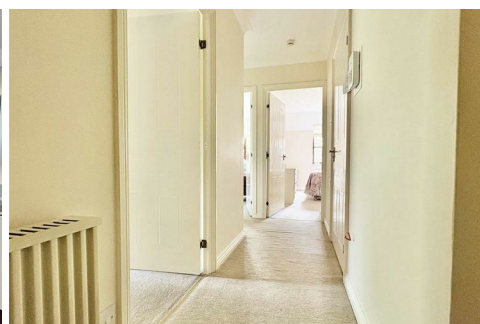
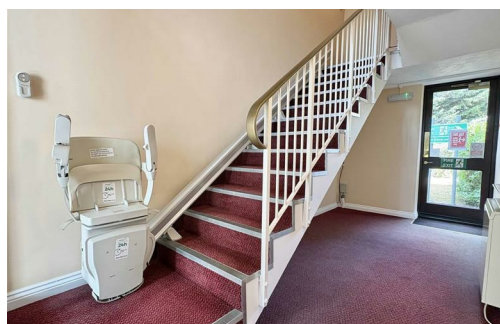
Immaculately kept communal gardens to rear of main building.

LEASEHOLD INFORMATION:

Annual service charge- £3682.87- This includes water rates.

Annual ground rent-£491.32

88 Years remaining on lease.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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