



Flat 17 Chancellor Court, Broomfield Road, Chelmsford, Essex, CM1 1RY

- ONE BEDROOM RETIREMENT APARTMENT
- FIRST FLOOR
- MINIMUM AGE 55
- LIFT AND STAIRS TO ALL FLOORS
- 24 HOUR EMERGENCY SYSTEM
- COMMUNAL LANDSCAPED GARDENS AND CAR PARK
- LAUNDRY ROOM
- RESIDENTS LOUNGE
- NO ONWARD CHAIN
- HOUSE MANAGER



PROPERTY DESCRIPTION

Favouring a delightful position adjacent to the King Edward VI Grammar School grounds and overlooking the school playing fields from the lounge, kitchen and bedroom windows is this ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT set within this luxurious development of just 34 units built by McCarthy & Stone. The property boasts a position on the boundaries of the city yet is still accessible to all the amenities to be found within the thriving high street including excellent shopping and is within easy striking distance of main line rail station serving London Liverpool Street. Immediately to the front is a bus stop serving the City Centre and Broomfield hospital. The accommodation has the benefit of sealed unit double glazing and Economy 7 central heating and is presented to the market in excellent order and NO ONWARD CHAIN.

The accommodation comprises of a lounge/diner with access through to the well fitted kitchen, principle bedroom with built in double mirror fronted wardrobes and spacious shower room. The development benefits from a residents lounge, security entry phone system, guest suite, house manager, emergency call system for out of hours, laundry room, landscaped gardens and covered cartlodge for motorised buggies with external socket for recharging. There is residents and visitors parking available.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance door leads into the entrance hall.

Entrance Hall

Emergency intercom and security door entry system, doors to airing cupboard, shower room, lounge/diner and bedroom.

Bedroom

16' 11" x 10' 7" (5.16m x 3.23m) MAX

Built in mirror wardrobes with shelving and hanging rail, double glazed window overlooking the school playing fields.

Shower Room

5' 5" x 7' 4" (1.65m x 2.24m)

Double width full shower tray with independent power shower. Low flush w.c, Wash hand basin with storage under. Fully tiled walls. Electric shaver point.

Lounge/Diner

23' 0" x 11' 2" (7.01m x 3.40m) MAX

Juliet balcony with views over the school playing fields, electric feature fireplace, access to the fitted kitchen.

Kitchen

9' 7" x 7' 7" (2.92m x 2.31m)

Fitted with a range of base and wall mounted storage cupboards, Inset single drainer stainless steel sink unit with mixer taps, double glazed window with views across the school playing fields, built in oven and electric hob, integrated freezer, fridge to remain.

Exterior

Well maintained communal gardens surround the property with residents' parking and a cartlodge for electric powered buggies with recharging facilities.

Lease Information

WE HAVE BEEN INFORMED BY OUR VENDORS OF THE FOLLOWING INFORMATION:

LENGTH OF LEASE - 107 years remain

SERVICE CHARGE - £1692.45 every 6 months

GROUND RENT - £212.50 every 6 months

COUNCIL TAX - BAND D

THE ABOVE INFORMATION SHOULD BE CLARIFIED BY YOUR LEGAL REPRESENTATIVE.

Viewings

Strictly through the Vendor's agents, BALCH ESTATE AGENTS.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Services

All main services are connected with the exception of gas.

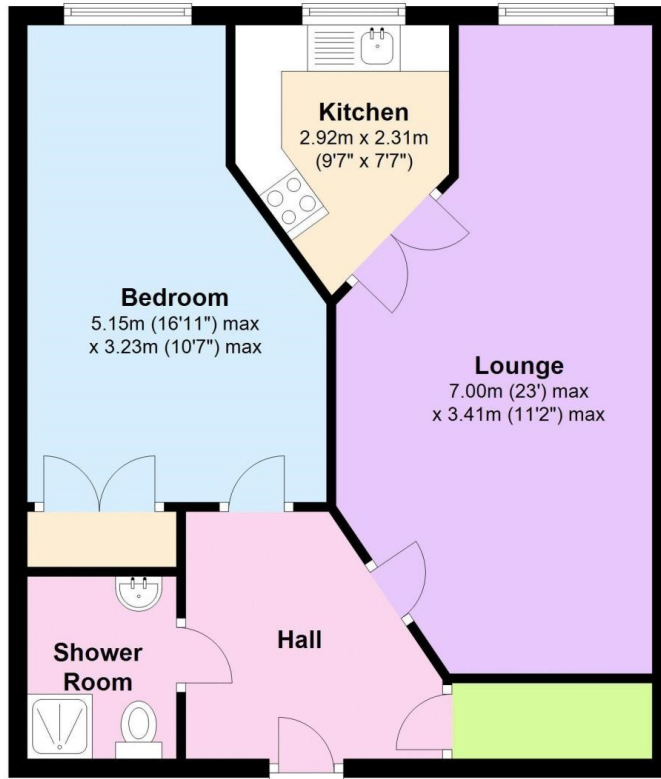
Referrals

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.




Flat

Approx. 53.4 sq. metres (574.5 sq. feet)



Total area: approx. 53.4 sq. metres (574.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Chelmsford
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