



# KEY FACTS FOR BUYERS

Roberts Court, Baddow Road, Chelmsford, CM2

April 2022



## A guide to this property and the local area

### Bond Residential

43 New London Rd Chelmsford CM2 0ND

01245 500599

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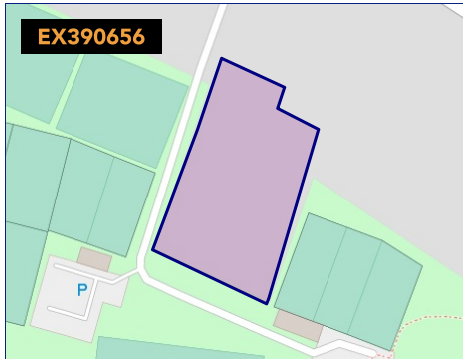
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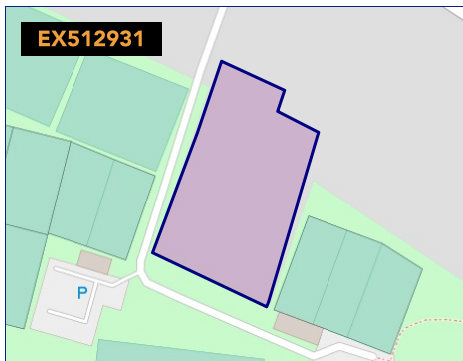
# PROPERTY OVERVIEW

## ALL TITLES RELATED TO THIS PROPERTY

### Freehold Title Plan



### Leasehold Title Plan



### Leasehold Title

Start Date	End Date	Lease Term	Term Remaining
01 Apr 1989	01 Apr 2114	125 years	92 years

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4<sup>th</sup> April 2022

# INTRODUCTION

## ACCOMMODATION

Bond Residential are pleased to offer for sale this one bedroom first floor retirement apartment being offered for sale with no onward chain, the property comprises a hallway with built in storage cupboard, living/dining room, fitted kitchen, bedroom with fitted wardrobe and refitted shower room.

Roberts Court is situated adjacent to Baddow recreational ground within the Great Baddow area of Chelmsford, the complex is for males aged 65 or over and females aged 60 or over. It comprises 14 one bedroom flats and 24 two bedroom flats with its own very attractive landscaped gardens and private off road parking area. The complex has its own Resident House Manager and each apartment is equipped with emergency pull cords which are operational 24 hours a day. Roberts Court was built in 1989 and is managed by Peverel Management Services Limited. Facilities within the complex include a lift to most but not all first floor flats, a residents lounge and a guest suite is available for friends and relatives overnight stays. Each flat has its own emergency audio system with direct contact to the House Manager and the accommodation is equipped with emergency pull cords linked to the House Managers control panel together with an external 24 hour back up system. A security entry system enables residents to identify visitors before allowing them to enter. Each apartment has electric heating and double glazed windows.

## LOCATION

Roberts Court is situated in the sought after Great Baddow area located on the highly desirable South side of Chelmsford. There are a selection of local shops and amenities nearby at both Dorset Avenue and The Vineyards and there is a regular bus service which runs along Baddow Road which provides access into Chelmsford city centre.

Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well know chains serving cuisines from around the world, there are two theatres including the Civic Theatre and two multi-screen cinemas. The pedestrianised High Street, two shopping precincts, retail parks as well as several designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities. Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly refurbished Riverside Ice & Leisure Centre, a selection of sports clubs can be found in the Great Baddow area at both Chelmer Park and Baddow Recreational Ground.

Chelmsford is a sought-after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 30 minutes. Roberts Court is conveniently positioned within easy access of the A12.

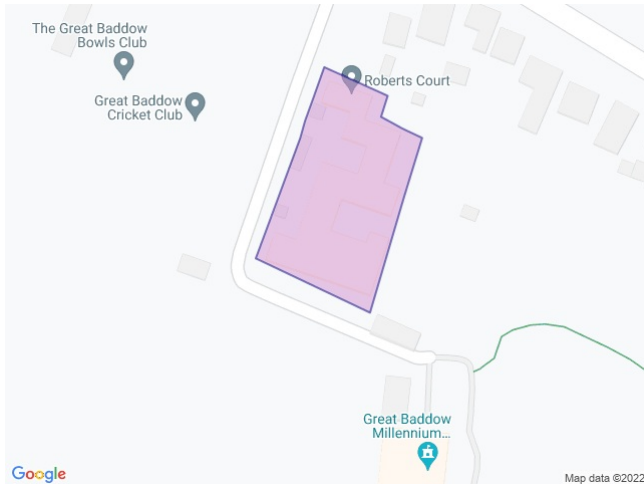
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# PROPERTY OVERVIEW

## ROBERTS COURT, BADDOW ROAD, CHELMSFORD, CM2










 Boundary (Land Registry Title Plan)

### PROPERTY KEY FACTS

Flat / Maisonette	
1 Bedroom	
Floor Area:	441.32 ft <sup>2</sup> 41.00 m <sup>2</sup>
Plot Size:	0.78 acres
Council Tax Band:	C
Annual Cost:	£1,632.00 (avg)
Land Registry Title Number:	EX512931
Tenure:	Leasehold
Lease Start Date:	01 Apr 1989
Lease End Date:	01 Apr 2114
Lease Term:	125 years from 1.4.1989
Term Remaining:	92 years

### AREA KEY FACTS

Local Authority:	CHELMSFORD
Flood Risk:	Very Low
Conservation Area:	No
Predicted Broadband Speeds	
Basic:	14 Mbps
Superfast:	80 Mbps
Mobile Coverage (based on voice calls made indoors)	
EE:	
Three:	
O2:	
Vodafone:	
Satellite / Fibre TV Availability	
BT:	
Sky:	
Virgin:	

### PLANNING HISTORY

No Planning Records Available

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# PROPERTY OVERVIEW

## PHOTO GALLERY



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## PHOTO GALLERY



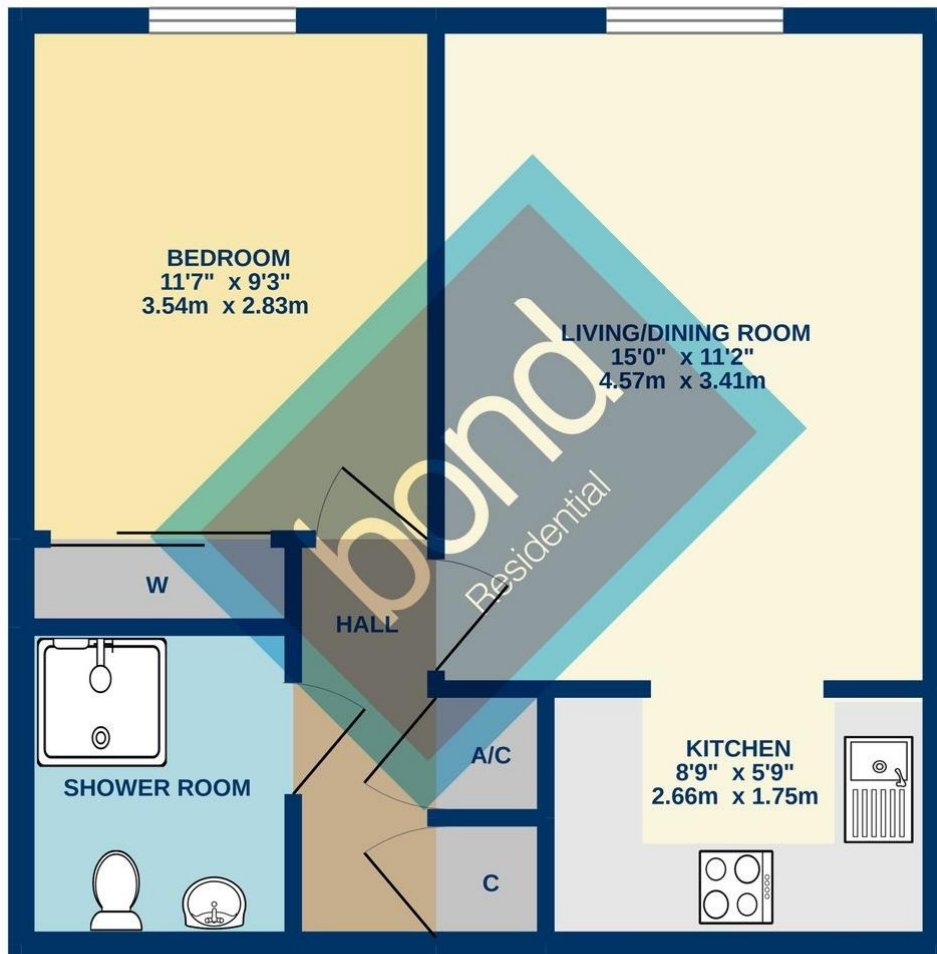
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# PROPERTY OVERVIEW

## FLOORPLANS

GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 424 sq.ft. (39.4 sq.m.) approx.

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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# PROPERTY OVERVIEW

## EPC

Baddow Road, CM2

Energy rating  
**C**

Valid until 06.04.2026

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	76   <b>C</b>	82   <b>B</b>
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

Property Type:	Flat	Lighting:	Low energy lighting in 25% of fixed outlets
Built Form:	Mid-Terrace	Main Heating:	Electric storage heaters
Transaction Type:	Marketed sale	Main Heating Controls:	Automatic charge control
Total Floor Area:	41 m <sup>2</sup>	Open Fireplaces:	0
Energy Tariff:	Dual	Hotwater System:	Electric immersion, off-peak
Main Fuel:	Electricity (not community)	Hotwater Energy Efficiency:	Average
Mains Gas:	No	Floors:	(another dwelling below)
Floor Level:	1st	Walls:	Cavity wall, as built, insulated (assumed)
Flat Top Storey:	No	Walls Energy:	Good
Top Storey:	0	Roof:	Pitched, 100 mm loft insulation
Glazing Type:	Double glazing installed before 2002	Roof Energy:	Average
Previous Extensions:	0	Ventilation:	Natural

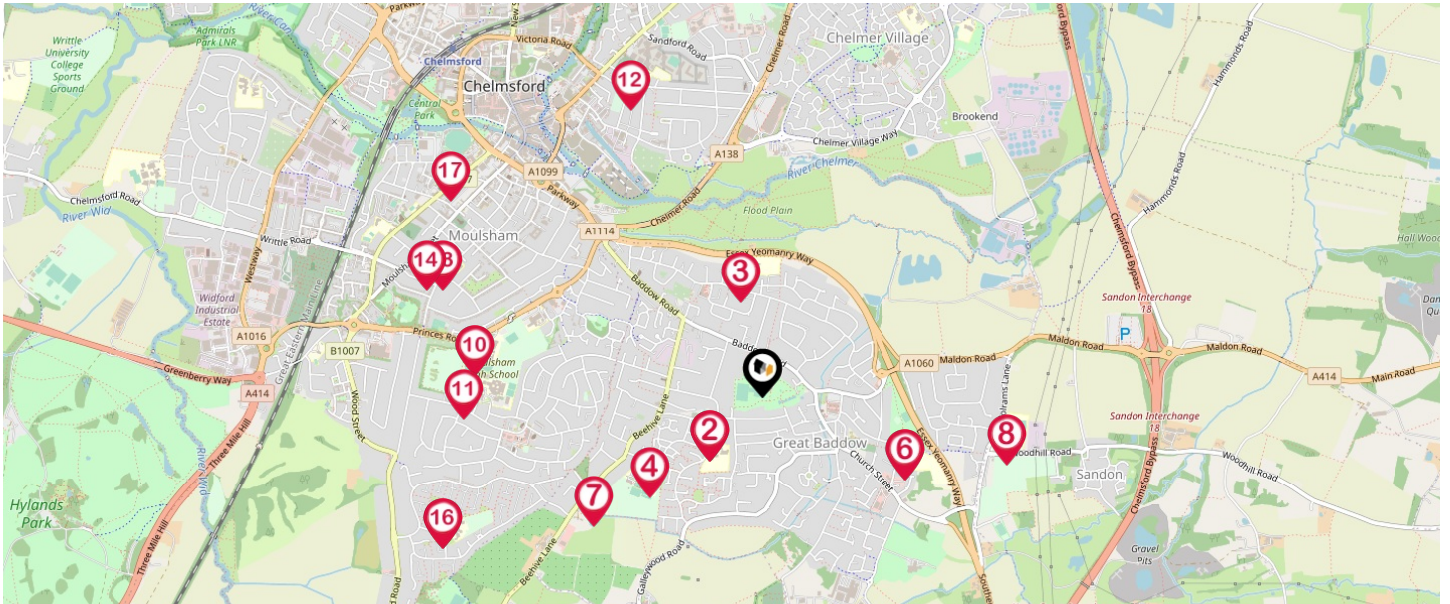
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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



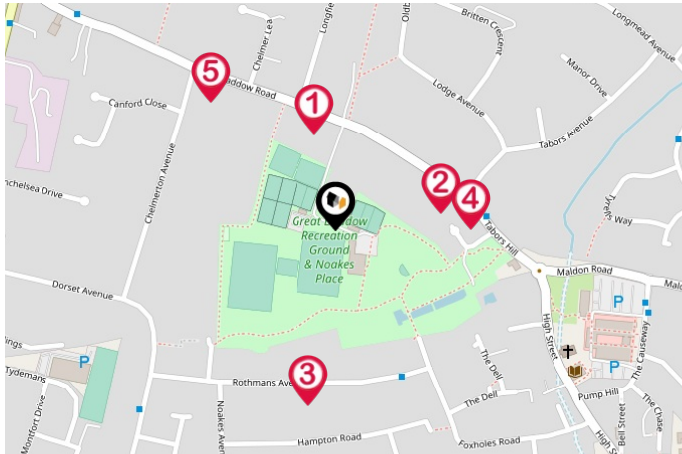
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Larkrise Primary School	Good	180	0.29 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Woodcroft Nursery School	Good	116	0.29 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Meadgate Primary School	Good	202	0.36 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Great Baddow High School	Good	1483	0.54 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Baddow Hall Infant School	Good	175	0.61 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Baddow Hall Junior School	Good	229	0.61 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Beehive Lane Community Primary School	Outstanding	211	0.76 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Sandon School	Good	1236	0.94 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Moulsham Infant School	Good	285	1.04 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Moulsham Junior School	Good	651	1.04 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Moulsham High School	Good	1530	1.08 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Trinity Road Primary School	Good	310	1.16 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Oaklands Infant School	-	175	1.23 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Chelmsford College	Good	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	Mildmay Infant and Nursery School	-	291	1.28 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Mildmay Junior School	Requires improvement	348	1.28 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Our Lady Immaculate Catholic Primary School	Good	216	1.34 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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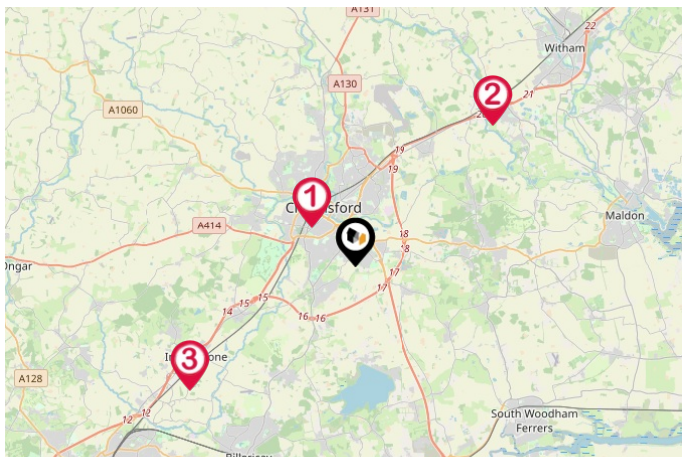
# LOCAL AREA

## NEAREST TRANSPORT LINKS



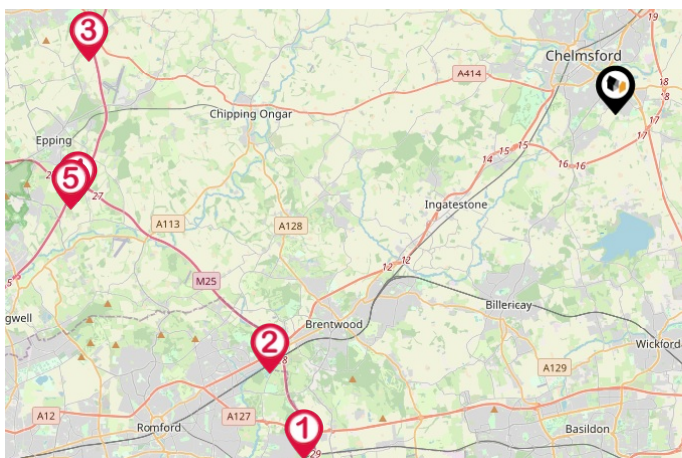
### BUS STOPS/STATIONS

- 1 - Longfield Road | 0.09 miles
- 2 - The Blue Lion | 0.1 miles
- 3 - Rothmans Avenue | 0.16 miles
- 4 - The Blue Lion | 0.13 miles
- 5 - Chelmerton Avenue | 0.16 miles



### NATIONAL RAIL STATIONS

- 1 - Chelmsford Rail Station | 1.64 miles
- 2 - Hatfield Peverel Rail Station | 5.9 miles
- 3 - Ingatestone Rail Station | 5.97 miles



### TRUNK ROADS/MOTORWAYS

- 1 - M25 J27 | 13.54 miles
- 2 - M25 J28 | 12.58 miles
- 3 - M11 J7 | 15.41 miles
- 4 - M11 J6 | 15.88 miles
- 5 - M25 J29 | 16.11 miles

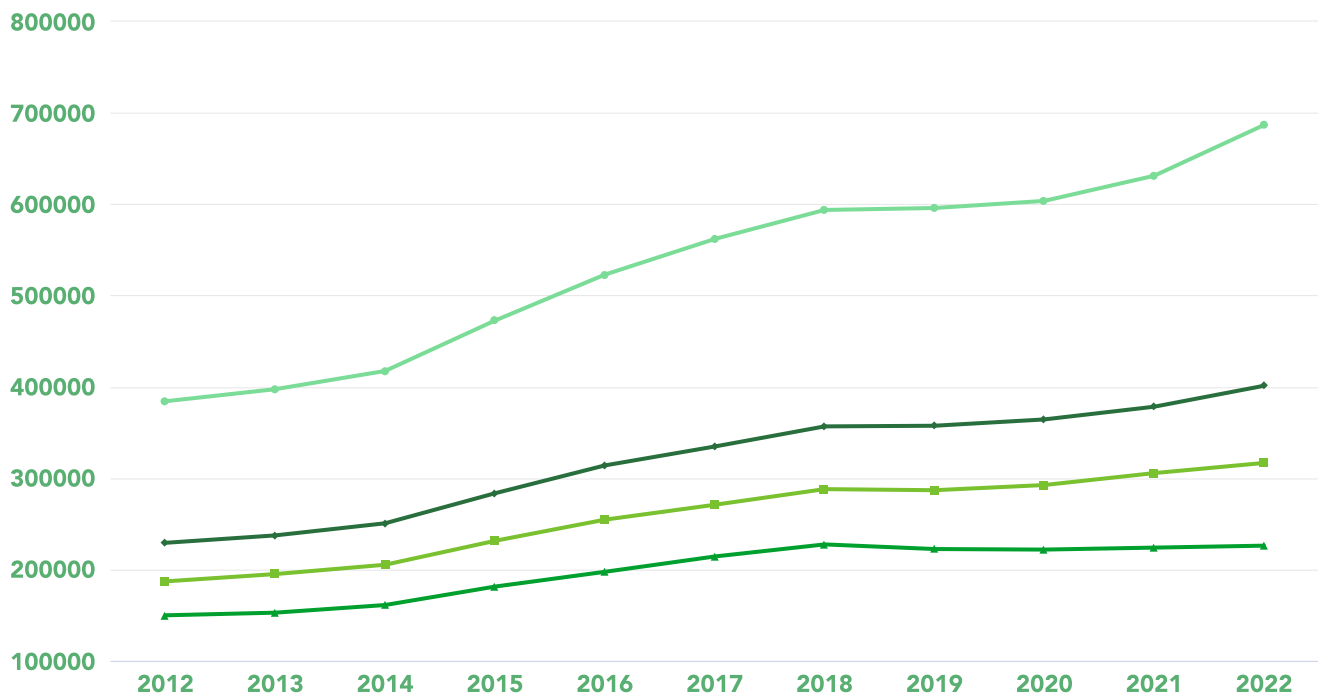
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# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR CM2

### 10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



**FLAT**  
+ 50.87%



**TERRACED**  
+ 69.32%



**SEMI-DETACHED**  
+ 75%



**DETACHED**  
+ 78.71%

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# BOND RESIDENTIAL

## Financial Services

We understand that every client has different financial needs and requirements

For this reason we recommend the services of an Experienced Mortgage Adviser to work with you and find the best mortgage product. We work alongside a highly respected and established team of Professional Mortgage Advisers who will carefully assess your personal circumstances and needs and then help you find the very best product available.

Whatever the reason for your mortgage, our advisers can help. This is very important to us as we believe passionately that our clients should receive the best possible financial advice.

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# TESTIMONIALS

## WHAT OUR CLIENTS THINK

### Testimonial 1



First class professional service. Selling process was as painless as possible.

### Testimonial 2



The process with Bond Estate agents was very easy. They have definitely put my faith back in Estate Agents. Thank you very much with all of you help in selling my property.

### Testimonial 3



Bond Residential were extremely helpful and supportive of us as first-time buyers during the height of the pandemic. As we encountered issue after issue with our solicitors, we were very impressed with how Bond went above and beyond to support our purchase and keep us informed. I would absolutely recommend Bond to anybody looking to sell their home, and would look to them for any future sale or purchase.



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# DATA QUALITY

Bond Residential is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

## Data Partners:



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