



Balmoral Court, Springfield Road, Chelmsford, Essex, CM2 6JQ

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£170,000 Leasehold

## ACCOMMODATION:

Bond Residential are delighted to offer for sale this two-bedroom ground floor apartment with no onward chain. The property comprises an entrance hall with a built-in storage cupboard, bathroom, two bedrooms, lounge/diner, and fitted kitchen. Additionally, this ground floor apartment offers direct access to the communal gardens via patio doors off the lounge.

Facilities within the complex include a lounge for the use of residents, a laundry room, and guest suites available for friends and relatives' overnight stays. Each flat has its own emergency audio system with direct contact to the House Manager. A security entry system enables residents to identify visitors before allowing them to enter. Each apartment has electric heating and double-glazed windows.

## LOCATION:

Balmoral Court was built in 1987 and is located in the city centre of Chelmsford, which conveniently offers walking distance to the high street and shopping centres.

Chelmsford city centre offers a selection of bars and a wide variety of places to eat, from independent family restaurants to well-known chain restaurants serving cuisines from around the world. Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts, and the hugely popular Bond Street with the John Lewis store. Chelmsford is extremely popular with leisure enthusiasts, boasting a selection of sports clubs at the local Chelmer Park, various gyms including the newly refurbished Riverside Ice & Leisure, and the nearby Oaklands Park and Central Park provide pleasant open spaces. Chelmsford's mainline station provides a direct service to London Liverpool Street with a journey time as fast as 37 minutes. The property is also conveniently located with easy access to the A12 and A414, which provide access to the M25 and M11.

TENURE: Leasehold

SERVICE CHARGE: £4273 annually.

LEASE LENGTH: 99 Years from 24th June 1986

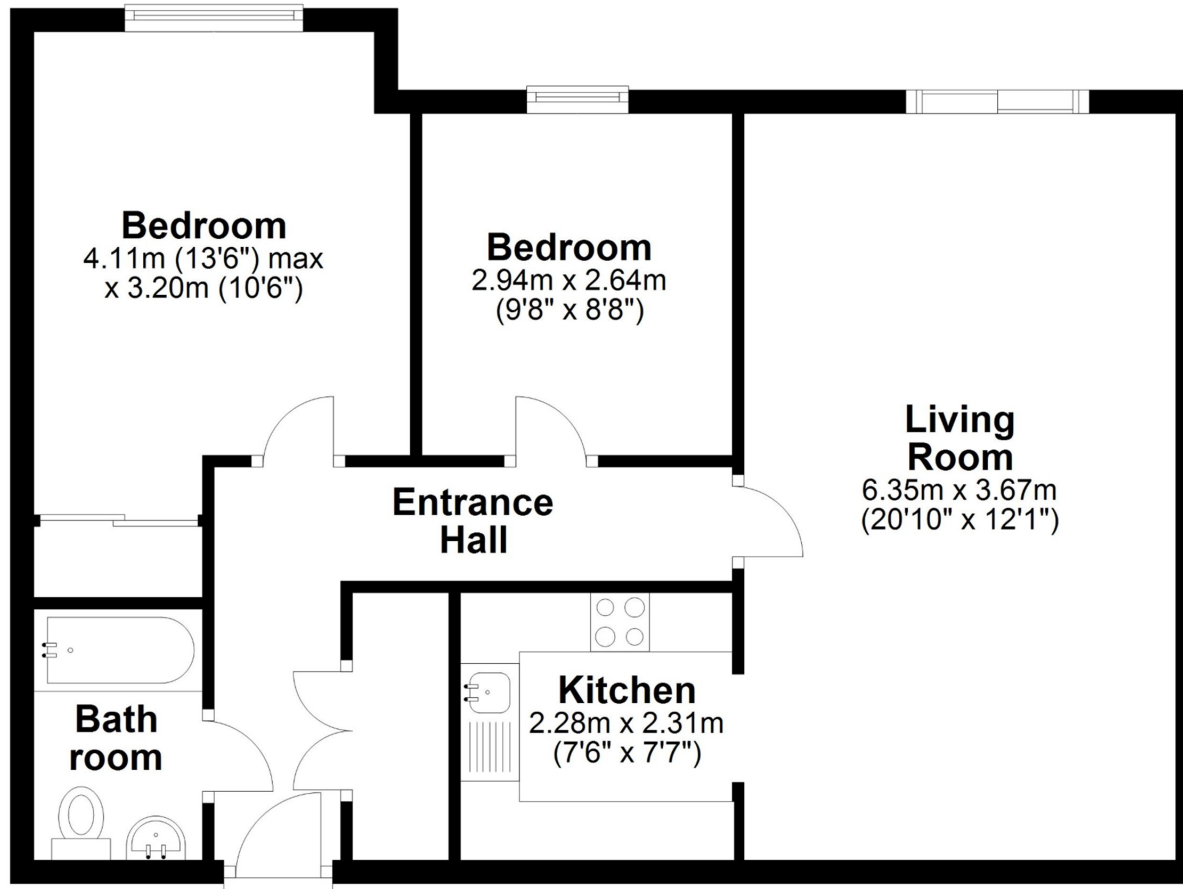
COUNCIL TAX BAND: B

- Retirement Apartment
- Ground floor apartment
- Lounge/Diner
- Two Bedrooms
- Residents Communal Garden
- Modern Fitted Kitchen with built in oven & hob
- No Onward Chain
- Fitted Wardrobes to bedroom one





# Ground Floor



**APPROX INTERNAL FLOOR AREA**  
64 SQ M (690 SQ FT)  
This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
All measurements are approximate  
**NOT** to be used for valuation purposes  
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