



# 18 Albion Court Queen Street, Chelmsford, Essex, CM2 0UT

- Ground Floor Apartment
- Walking Distance to Local Amenities
- Retirement Apartment
- One Bedroom
- Excellent Decorative Order
- Walking Distance of City Centre and Station
- 24 HR Emergency Careline System
- Opening and Overlooking Beautifully Presented Communal Gardens



## PROPERTY DESCRIPTION

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Situated in the popular development of Albion Court on Moulsham Street is this beautifully presented one bedroom ground floor apartment which benefits from direct access and views over the communal gardens. Accommodation is set over one level and enjoys a spacious living room, modern fitted kitchen, good size bedroom with fitted wardrobes and a shower room. Albion Court also provides residents with a communal lounge, kitchen and laundry facilities.

Externally the property enjoys beautifully landscaped grounds for the residents and a private car park.

Albion Court is located just off Moulsham Street, which offers a variety of local amenities and shopping facilities. Chelmsford's city centre offers a wider array of amenities including numerous restaurants, shopping facilities, two cinemas and a pedestrianised high street. Chelmsford's mainline railway station offers direct links to London Liverpool Street in approximately 35 minutes. Major road links are within easy reach including the A12 and A414 which provides access to the M25 and M11.

The complex is for males aged 65 years and over and females 60 years and over. The complex has its own house manager and each department is equipped with emergency pull cords which are operational 24 hours a day.



## ROOM DESCRIPTIONS

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### Property Information

( With approximate room sizes)

Entrance door leading into entrance hall.

### Entrance Hall

Door to airing and storage cupboard, access to shower room bedroom and;

### Living Room

3.27m x 4.68m (10' 9" x 15' 4")

Window and door to rear aspect over the communal gardens, electric feature fireplace, opening to;

### Kitchen

2.21m x 1.65m (7' 3" x 5' 5")

Recently installed modern kitchen with a range of matching wall and base units with work surfaces over, inset sink and drainer, integrated electric oven and hob with extractor fan over, integrated fridge / freezer.

### Bedroom One

2.62m x 3.68m (8' 7" x 12' 1")

Window to rear aspect, fitted wardrobes.

### Shower Room

1.62m x 2.07m (5' 4" x 6' 9") White suite comprising low level WC, wash hand basin, shower cubicle, heated towel rail.

### On Site

Albion Court provides a communal lounge, kitchen and laundry facilities as well as beautifully presented communal grounds and residents parking.

### Viewings

By prior appointment with Balch Estate Agents.

### Lease Details

Lease 125 years from 1988 . ( 90 years remaining)

Service Charge; £994.41 Payable every 6 months

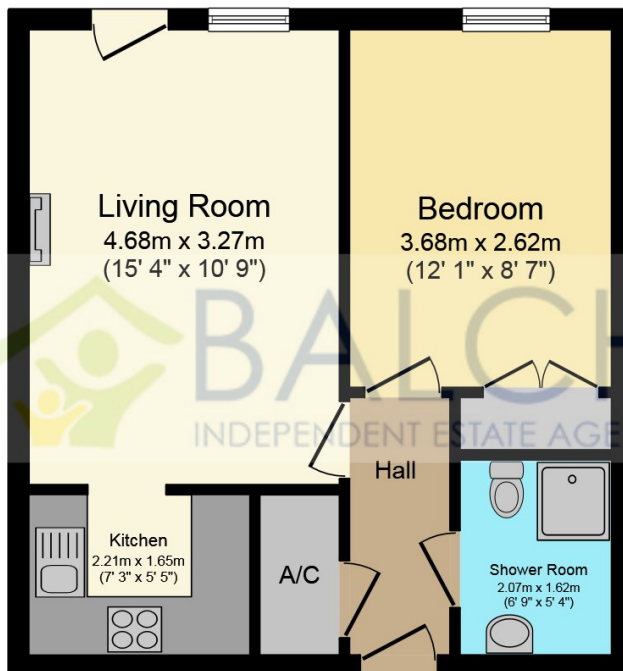
Ground Rent; £252 payable every 6 months

To be confirmed by Solicitors.

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.



# FLOORPLAN



## Floor Plan

Floor area 38.5 sq.m. (415 sq.ft.) approx

Total floor area 150.0 sq. m. (1,615 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX