



38 Albion Court, Queen Street, Chelmsford. CM2 OUT

- NO ONWARD CHAIN
- ONE BEDROOM
- OVERLOOKING COMMUNAL GARDENS
- WALKING DISTANCE OF LOCAL AMENITIES
- WALKING DISTANCE OF CITY CENTRE AND STATION
- 24 HR EMERGENCY CARELINE SYSTEM
- DEVELOPMENT MANAGER
- RESIDENTS LOUNGE
- GUEST SUITE
- RETIREMENT APARTMENT





PROPERTY DESCRIPTION

Being offered with no onward chain and situated within the popular development of Albion Court off of Moulsham Street is this one bedroom retirement apartment enjoying views over the communal gardens. Accommodation is set over one level and enjoys a spacious lounge, fitted kitchen, bedroom with fitted wardrobes and a bathroom. Albion Court also provides residents with a communal lounge, kitchen and laundry facilities.

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

Albion Court is located just off of Moulsham Street which offers a variety of local amenities and shopping facilities.

Chelmsford's city centre offers a wider array of shopping facilities and amenities including numerous restaurants, shopping facilities, two cinemas and 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 provide access to the M25 and M11.

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



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance door leading into entrance hall.

Entrance Hall

Door to airing cupboard housing insulated hot water cylinder with immersion heater, electric meter and further storage space. Emergency intercom, access to principal rooms.

Lounge

3.25m x 5.27m (10' 8" x 17' 3")

Window to rear aspect, security door entry system, emergency pull cord, opening to:

Kitchen

2.25m x 1.67m (7' 5" x 5' 6")

Range of matching wall and base units with work surfaces over, inset stainless steel sink with drainer, integrated oven with extractor hood over, space for fridge freezer.

Bedroom

2.65m x 4.85m (8' 8" x 15' 11") 2.65m x 4.85m (8' 8" x 15' 11")

Window to rear aspect, fitted wardrobe, emergency pull cord.

Bathroom

1.65m x 2.08m (5' 5" x 6' 10")

Low level WC, wash hand basin, paneled bath with shower attachment over, heated towel rail.

On Site

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

Viewing

By Prior appointment with Balch estate agents.

Lease

Lease 125 years from 1988

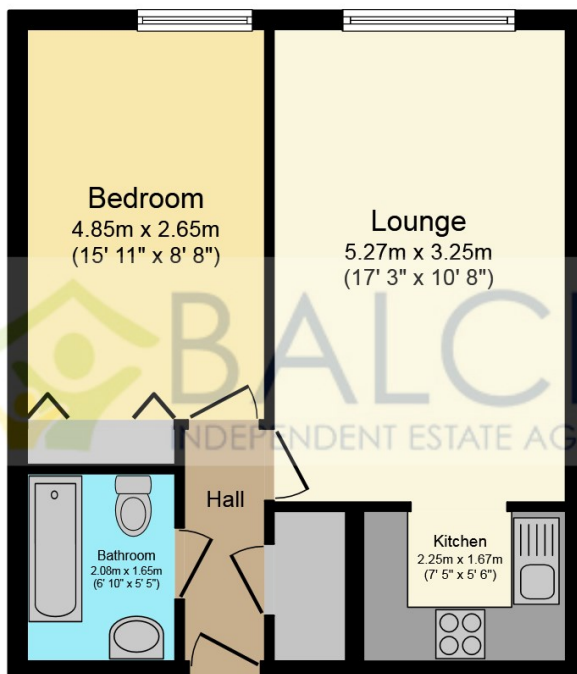
Service Charge circa £2803.10

Ground Rent £279.18 every 6 months

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars that we have prepared these sales particulars as a general guide. We have not tested or 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 42.2 sq.m. (454.7 sq.ft.) approx

Total floor area 42.2 sq. m. (454.7 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

Chelmsford
3-3a, Tindal Square, Chelmsford, CM1 1EH
01245 258866
selling@balchagents.com