



Flat 11 Chancellor Court, Broomfield Road, Chelmsford, Essex, CM1 1RY

- RETIREMENT APARTMENT
- MINIMUM AGE 55
- RESIDENTS LOUNGE
- COMMUNAL GARDENS AND PARKING
- FIRST FLOOR 1 BEDROOM APARTMENT
- VIEWS OVER COMMUNAL GARDENS
- WELL PRESENTED
- LEASE: 125 YEARS FROM 2007
- LIFTS TO ALL FLOORS
- NO ONWARD CHAIN



PROPERTY DESCRIPTION

Favouring a delightful position adjacent to the King Edward VI Grammar School grounds and overlooking the gardens and mature boundaries from the lounge, kitchen and bedroom windows, a ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT 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/dining room with access through to the well fitted kitchen with integrated appliances to include fridge/freezer, hob and oven, 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) Pillared canopy entrance porch with security entry phone system and multi glazed doors to Reception Foyer with lift and stairs giving access to both first and second floor accommodation.

ACCOMMODATION

Deep walk-in shelved airing cupboard with hot water cylinder and immersion heater fitted. Cold water tank.

LOUNGE/DINER

17' 5" x 10' 4" (5.31m x 3.15m)

Window to the rear and enjoying delightful views over the communal gardens, TV aerial point, Storage heater, Phone point, inset electric coal effect fire and access through to the kitchen.

KITCHEN

7' 4" x 6' 11" (2.24m x 2.11m)

Range of eye level storage cupboards. Built in single oven. Work tops with drawers and cupboards under. Inset single drainer stainless steel sink unit with mixer taps. Window to the rear. Complementary tiling to the walls. Built in electric hob. Integrated fridge/freezer. Dimplex convector heater to wall.

SHOWER ROOM

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

BEDROOM

13' 3" x 9' 0" (4.04m x 2.74m)

Double built in wardrobe cupboards with hanging rail and storage. Window to the rear once again enjoying views over the gardens. Storage heater.

EXTERIOR

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

SERVICES

ALL MAIN SERVICES ARE CONNECTED WITH THE EXCEPTION OF GAS.

VIEWING

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.

LEASE INFORMATION

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

125 YEAR LEASE COMMENCED ON 1ST FEBRUARY

2007 AND EXPIRES 1ST FEBRUARY 2132

SERVICE CHARGE - £2691.70PA

GROUND RENT - £425PA


COUNCIL TAX - BAND D

THE ABOVE INFORMATION SHOULD BE CLARIFIED BY YOUR LEGAL REPRESENTATIVE.





Floor Plan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		86	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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