



Macmillan Court, Godfreys Mews, Old Moulsham, Chelmsford, Essex, CM2 0XE

Council Tax Band B (Chelmsford City Council)



£170,000 Leasehold

ACCOMMODATION:

The apartment is spacious and offers ample living accommodation compared to the average one bedroom apartment in Macmillan Court. This top floor retirement apartment is being offered for sale with no onward chain, the property comprises a hallway with two separate built in storage cupboards, living/dining room with feature fireplace, fitted kitchen with built in oven & hob, sizable bedroom with fitted wardrobe and a shower room.

The apartment benefits from beautiful views over the well-maintained communal garden, offering a pleasant and relaxing outlook which is particularly enjoyable during the warmer months.

Macmillan Court is for males aged 65 or over and females aged 60 or over. Macmillan Court was built in 1988 and comprises 61 flats in total a mixture of one & two bedrooms, each apartment is equipped with emergency pull cords which are operational 24 hours a day. Facilities within the complex include a lift to all floors, hairdressing salon, residents lounge, landscaped communal gardens, and a guest suite is available for friends and relatives overnight stays. A security entry system enables residents to identify visitors before allowing them to enter. Each apartment has electric heating and double glazed windows.

LOCATION:

Macmillan Court is situated within the Old Moulsham quarter which is a highly desirable area comprising mainly of Victorian, Edwardian and 1930's style homes, it is situated within walking distance of Chelmsford city centre and mainline station as well as being located parallel to Moulsham Street with its array of boutique shops, Oaklands Park & Chelmsford museum are also set within 1 mile of the property.

Chelmsford city centre offers a selection of bars and a wide selection 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 hugely popular Bond Street with John Lewis store. Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs at the local Chelmer Park, a selection of gyms including the newly refurbished Riverside Ice & Leisure, the nearby Oaklands park and Central park provide pleasant open spaces.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, the property is also conveniently located within easy access of the A12 and A14 which provide access to the M25 and M11.

TENURE: Leasehold

GROUND RENT: To Be Confirmed by the management company

SERVICE CHARGE: £2,313pa

LEASE LENGTH: 64 Years Remaining. 99 Years from 1st June 1988.

COUNCIL TAX BAND: B

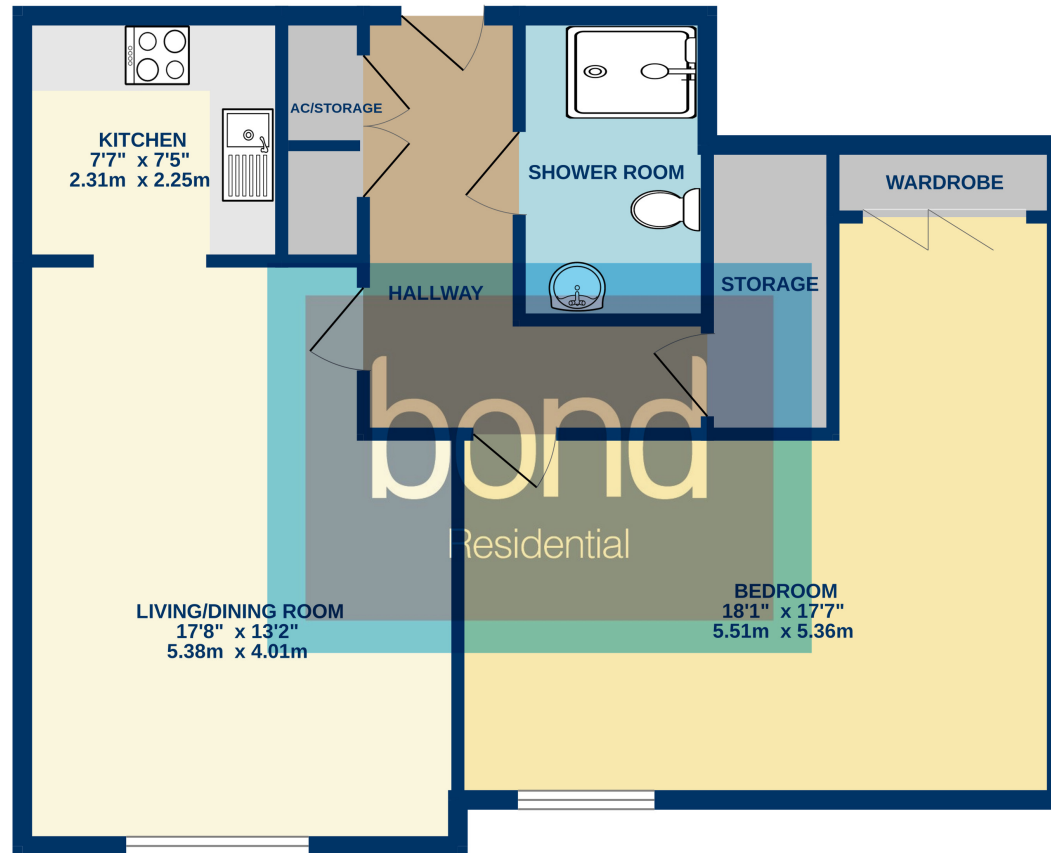
- Sizable One Bedroom Retirement Apartment
- Views Over The Communal Gardens
- Bedroom With Fitted Wardrobe
- Shower Room
- Living/Dining Room
- Popular Old Moulsham Location
- Fitted Kitchen
- NO ONWARD CHAIN







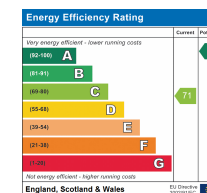
GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.3 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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