



5 Albion Court Queen Street, Chelmsford, Essex. CM2 0UT

- NO ONWARD CHAIN
- TWO BEDROOMS
- GROUND FLOOR APARTMENT
- COMMUNAL GARDENS AND PARKING
- WALKING DISTANCE OF LOCAL AMENITIES
- WALKING DISTANCE OF CITY CENTRE AND STATION
- RETIREMENT APARTMENT
- 24 HOUR EMERGENCY CARELINE SYSTEM





PROPERTY DESCRIPTION

BEING OFFERED WITH NO ONWARD CHAIN AND SITUATED IN THE POPULAR DEVELOPMENT OF ALBION COURT ON MOULSHAM STREET IS THIS TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT. ACCOMMODATION IS SET OVER ONE LEVEL AND ENJOYS TWO BEDROOMS, SHOWER ROOM, FITTED KITCHEN AND LIVING ROOM. 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 MOULSHAM STREET WHICH OFFERS A VARIETY OF LOCAL AMENITIES AND SHOPPING FACILITIES. CHELMSFORD'S CITY CENTRE OFFERS A WIDER VARIETY OF AMENITIES INCLUDING NUMEROUS RESTAURANTS, SHOPPING FACILITIES, TWO CINEMAS AND PEDESTRIANISED HIGH STREET. CHELMSFORD'S MAINLINE RAILWAY STATION OFFERS DIRECT LINKS TO LONDON LIVERPOOL 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 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 HOT WATER CYLINDER WITH IMMERSION HEATER, DOOR TO LARGE STORAGE CUPBOARD AND ACCESS TO PRINCIPAL ROOMS.

LIVING ROOM

WINDOW AND DOOR TO REAR ASPECT, ELECTRIC FEATURE FIREPLACE AND SURROUND, EMERGENCY PULL CORD, OPENING THROUGH TO;

KITCHEN

2.24m x 2.22m (7' 4" x 7' 3")

WINDOW TO FRONT ASPECT, FITTED WITH A RANGE OF MATCHING WALL AND BASE UNITS WITH WORK SURFACES OVER, INTEGRATED ELECTRIC OVEN WITH HOB AND EXTRACTOR OVER, SPACE FOR APPLIANCES AND INSET STAINLESS STEEL SINK WITH DRAINER.

BEDROOM ONE

2.74m x 4.29m (9' 0" x 14' 1")

WINDOW TO REAR ASPECT, FITTED WARDROBES, EMERGENCY PULL CORD.

BEDROOM TWO

2.42m x 4.29m (7' 11" x 14' 1")

WINDOW TO REAR ASPECT, FITTED WARDROBES, EMERGENCY PULL CORD.

BATHROOM

1.74m x 2.05m (5' 9" x 6' 9")

WALK IN DOUBLE SHOWER WITH HAND RAILS, LOW LEVEL WC AND WASH HANDBASIN, EMERGENCY PUSH BUTTON, 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.

VIEWINGS

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS.

LEASE

LEASE 125 YEARS FROM 1988

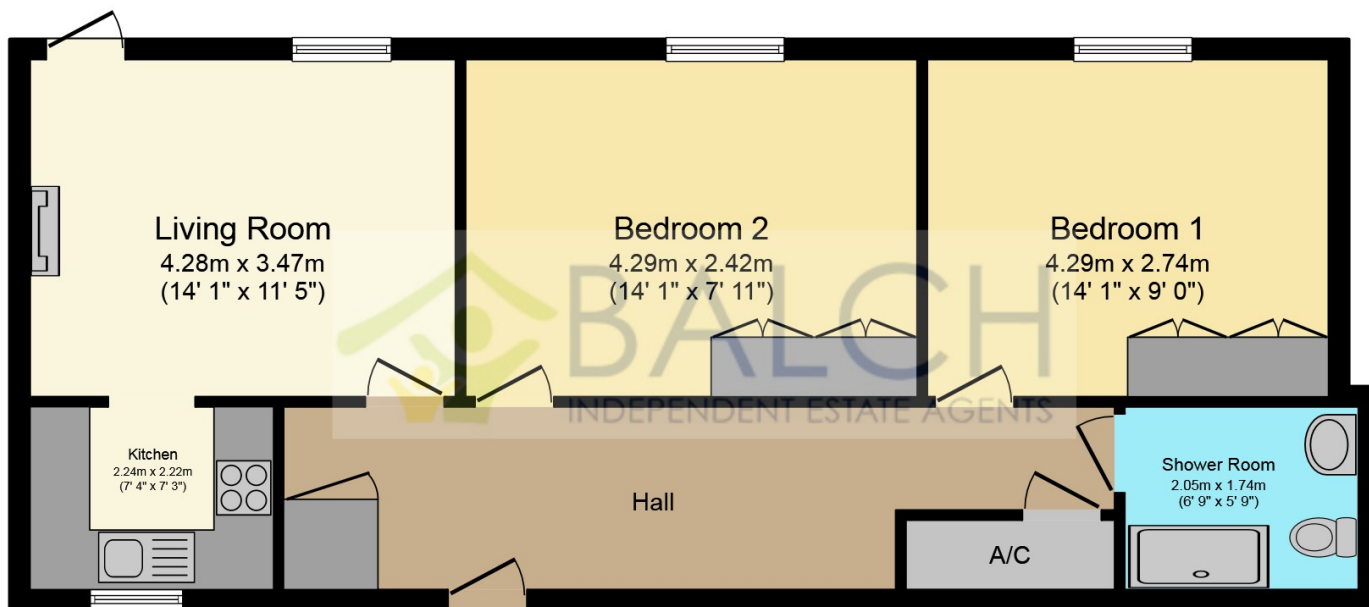
SERVICE CHARGE 1/2 yearly: £1868.79 (01/03/22 - 31/08/22)

GROUND RENT 1/2 yearly : £335.02 (01/03/22 - 31/08/22)

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 70.2 sq.m. (756 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

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