

Roberts Court, Great Baddow, Chelmsford CM2 9RQ



Energy Efficiency Rating C



£160,000 Leasehold

Roberts Court, Great Baddow, Chelmsford, Essex, CM2 9RQ



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	76	82
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	

ACCOMMODATION

Bond Residential are pleased to offer for sale this one bedroom first floor retirement apartment being offered for sale with no onward chain, the property comprises a hallway with built in storage cupboard, living/dining room, fitted kitchen, bedroom with fitted wardrobe and refitted shower room.

Roberts Court is situated adjacent to Baddow recreational ground within the Great Baddow area of Chelmsford, the complex is for males aged 65 or over and females aged 60 or over. It comprises 14 one bedroom flats and 24 two bedroom flats with its own very attractive landscaped gardens and private off road parking area. The complex has its own Resident House Manager and each apartment is equipped with emergency pull cords which are operational 24 hours a day. Roberts Court was built in 1989 and is managed by Peverel Management Services Limited. Facilities within the complex include a lift to most but not all first floor flats, a residents lounge and a guest suite is available for friends and relatives overnight stays. Each flat has its own emergency audio system with direct contact to the House Manager and the accommodation is equipped with emergency pull cords linked to the House Managers control panel together with an external 24 hour back up system. A security entry system enables residents to identify visitors before allowing them to enter. Each apartment has electric heating and double glazed windows.

LOCATION

Roberts Court is situated in the sought after Great Baddow area located on the highly desirable South side of Chelmsford. There are a selection of local shops and amenities nearby at both Dorset Avenue and The Vineyards and there is a regular bus service which runs along Baddow Road which provides access into Chelmsford city centre.

Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well known chains serving cuisines from around the world, there are two theatres including the Civic Theatre and two multi-screen cinemas. The pedestrianised High Street, two shopping precincts, retail parks as well as several designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities. Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly refurbished Riverside Ice & Leisure Centre, a selection of sports clubs can be found in the Great Baddow area at both Chelmer Park and Baddow Recreational Ground.

Chelmsford is a sought-after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 30 minutes. Roberts Court is conveniently positioned within easy access of the A12.

Tenure: Leasehold

Service Charge: £2354.52

Ground Rent: £98.26

Lease: 92 Years Remaining

Council Tax Band: C

- **Retirement Apartment**
- **One Bedroom with Built in Wardrobe**
- **Refitted Shower Room**
- **Living/Dining Room**
- **Residents Lounge**
- **No Onward Chain**

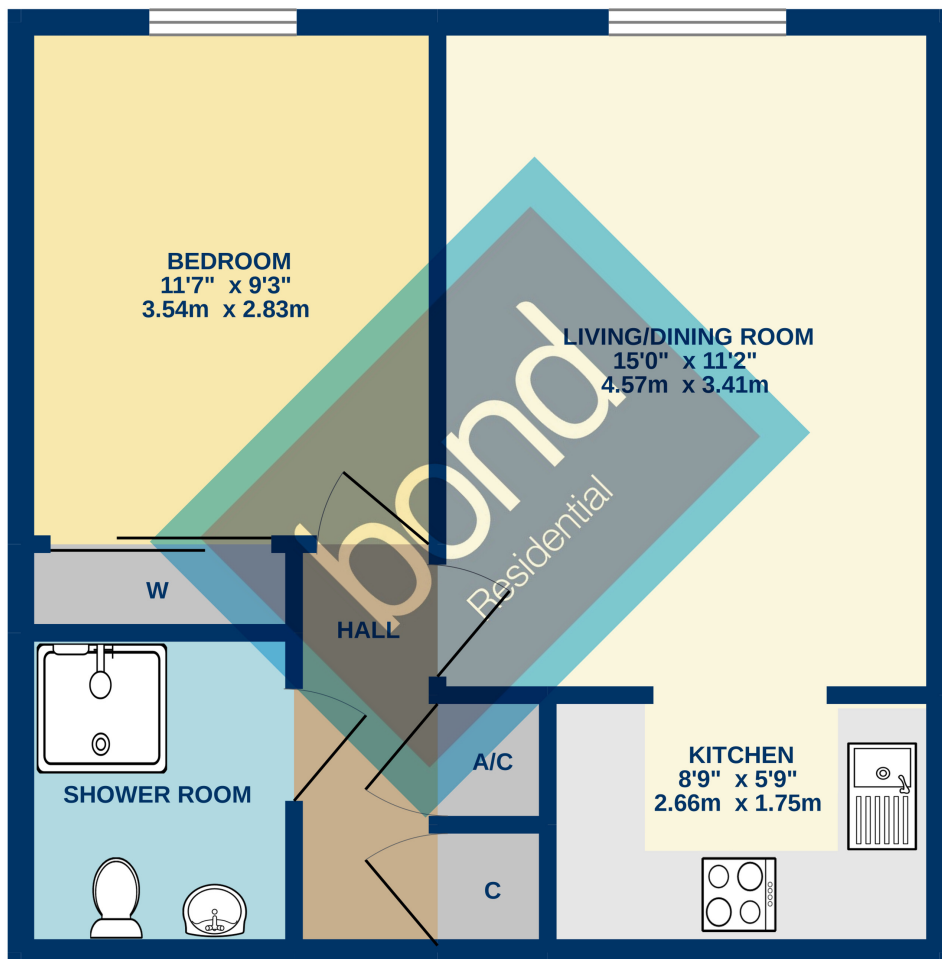


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GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 424 sq.ft. (39.4 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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FLOORPLAN

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