



Flat 6 Balmoral Court, Springfield Road, Chelmsford, Essex, CM2 6JQ

- No Onward Chain
- Ground Floor Apartment
- Over 60's Retirement Apartment
- Residents Communal Garden
- One Bedroom
- Residents Parking
- Lounge / Diner
- Fitted Kitchen
- Modern Shower Room
- VIEWING ESSENTIAL



PROPERTY DESCRIPTION

Being offered to the market with no onward chain, is this well -presented one bedroom, ground floor retirement apartment. Accommodation comprises an entrance hall, lounge / diner, modern shower room, fitted kitchen and bedroom with fitted wardrobes. The property has the added benefit with direct access to the well-maintained communal grounds and resident's car park. The apartment has its own emergency audio system with direct contact to the house manager, entry phone system for residents to identify visitors before allowing them to enter. Facilities within the complex also include a residents lounge, laundry room and guest suites available for friends and relatives for overnight stays.

Balmoral Court was built in 1987 and located under 1 mile walking distance to Chelmsford's city centre and mainline train station with direct services to London Liverpool Street station, a short walk from regular bus services. Chelmsford city centre boasts a wide array of shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store, leisure facilities including Riverside ice rink and leisure centre and there is a large selection of restaurants and bars. The A12 and A414 are within close proximity and provide access to the M25 and M11. Broomfield hospital is situated just over 3 miles from the property and Springfield hospital just over 1.5 miles.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Communal entrance door with entry phone system provides access into a communal entrance hall, entrance door leading through to;

Entrance Hall

Access to lounge / diner, shower room, bedroom and airing cupboard.

Lounge / Diner

5.26m x 3.18m (17' 3" x 10' 5")

Sliding door to rear aspect, access to;

Kitchen

2.41m x 1.78m (7' 11" x 5' 10")

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

Bedroom

4.24m x 2.90m (13' 11" x 9' 6")

Window to rear aspect, fitted wardrobes.

Shower Room

2.16m x 1.70m (7' 1" x 5' 7")

Low level WC, wash hand basin, double width shower cubicle.

Exterior

The property has direct access to the well - maintained communal grounds and residents car park.

Agents Note

The property benefits from double glazing throughout.

Broadband - BT Fibre and Sky available.

Council Tax Band - B

EPC - C

Lease Details

Lease 61 years remaining

Service Charge £2963.99 Per Annum

Ground Rent £275.02 Per Annum

(To be confirmed by Solicitors)

Viewings

By prior appointment with Balch Estate Agents.

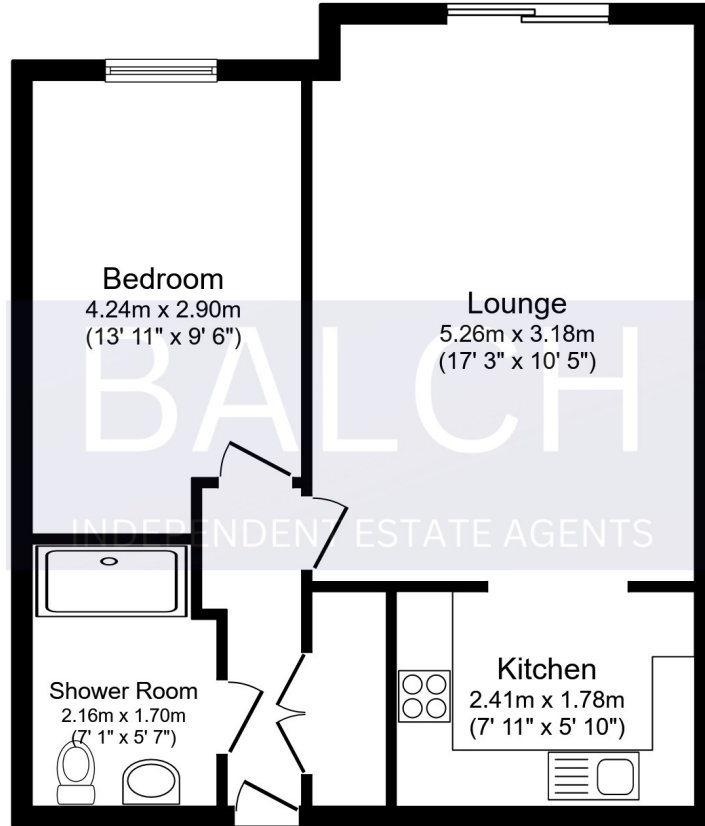
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Referrals

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



FLOORPLAN



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io