



# Chancellor Court, Broomfield Road, Chelmsford, CM1 1RY

Council Tax Band E (Chelmsford City Council)

 1  2  1

£200,000 Leasehold

Bond Residential are delighted to offer for sale this top floor two-bedroom retirement apartment, perfectly positioned within walking distance of Chelmsford city centre and mainline station.

This charming property features a lift to all floors, ensuring easy access for all residents. The spacious living room is bathed in natural light, providing a warm and inviting space to relax or entertain guests. The fitted kitchen is both practical and stylish, equipped with modern appliances to make meal preparation a breeze. The apartment boasts two well-proportioned bedrooms, offering ample space for comfort and storage. The contemporary shower room is designed with convenience in mind, featuring modern fixtures and fittings. Electric heating throughout the property ensures a cosy and comfortable living environment year-round.

Residents of this exclusive retirement complex can enjoy a range of communal amenities, including a welcoming residents' lounge and beautifully maintained gardens. These shared spaces provide the perfect setting for socialising with neighbours or enjoying a peaceful moment outdoors.

## LOCATION

Location is key, and this apartment excels in that regard. Situated within walking distance of Chelmsford city centre, you will have easy access to an array of shops, restaurants, and cultural attractions. The nearby mainline station offers excellent transport links, making it convenient to explore the wider region.

This top floor retirement apartment is more than just a place to live; it is a community where you can enjoy a fulfilling and active lifestyle. Don't miss the opportunity to make this wonderful property your new home.

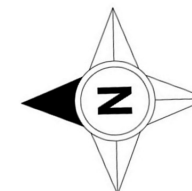
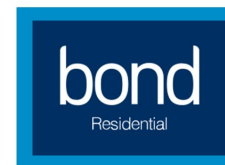
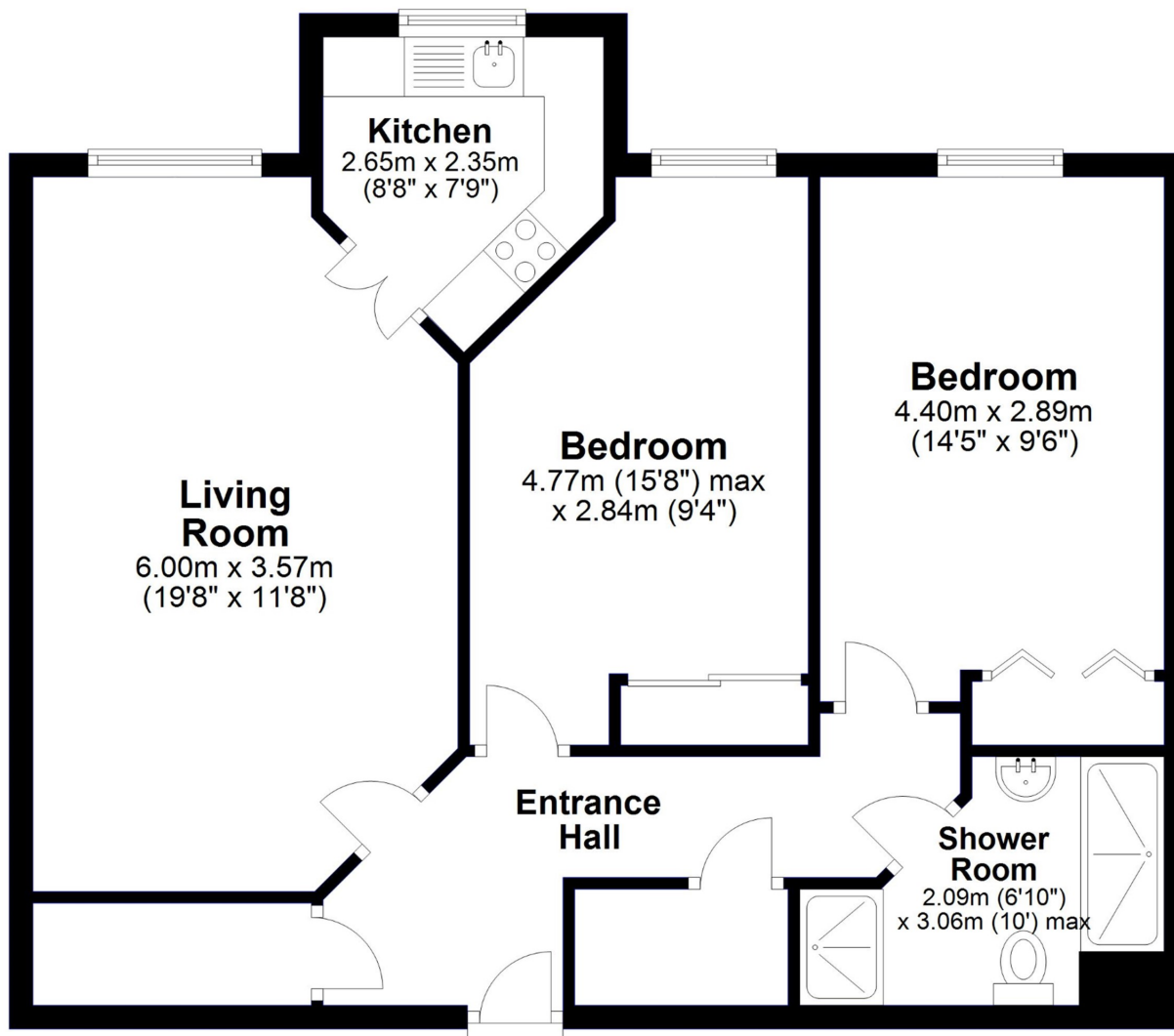
125 Year lease from 1st February 2007 - £495 Ground Rent PA - £5077 Service Charge PA

- Top Floor Retirement Flat
- Shower Room
- Fitted Kitchen
- No Onward chain
- 125 Year Lease From 1/2/2007
- Two Bedrooms
- Lounge/diner
- Electric Heating
- Residents Lounge & Garden





## Second Floor



**APPROX INTERNAL FLOOR AREA**  
69 SQ M (740 SQ FT)  
This floorplan is for illustrative  
purposes only and is **NOT TO SCALE**  
All measurements are approximate  
**NOT** to be used for  
valuation purposes.  
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