



Flat 28 Roberts Court, Baddow Road, Chelmsford, Essex, CM2 9RQ

- ONE BEDROOM RETIREMENT APARTMENT
- FIRST FLOOR
- SECURITY ENTRY PHONE SYSTEM
- EMERGENCY PULL CORDS
- REFITTED KITCHEN
- LOUNGE/DINER
- BEDROOM WITH FITTED WARDROBES
- COMMUNAL GARDENS
- COMMUNAL PARKING
- NO ONWARD CHAIN



PROPERTY DESCRIPTION

A very well presented one bedroom FIRST FLOOR retirement apartment located in a favoured complex within Great Baddow. The accommodation comprises of a fitted kitchen, lounge/diner, shower room, electric heating and the bedroom has built in wardrobe cupboards. The property is offered for sale with NO ONWARD CHAIN and an internal viewing is highly recommended. (Council Tax - Band C)

Roberts Court is situated adjacent to the park just off Baddow Road in the village of Great Baddow which has a small shopping centre in the Vineyards. The complex is for males age 65 or over and females age 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.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Entrance door leads into the entrance hall

ENTRANCE HALLWAY

Loft access, storage cupboard, airing cupboard, doors to shower room, bedroom and lounge/diner.

SHOWER ROOM

6' 10" x 5' 10" (2.08m x 1.78m)

Independent shower cubicle, low level wc, vanity wash hand basin, towel rail, velux window.

BEDROOM

11' 9" x 9' 4" (3.58m x 2.84m)

Window to rear, range of fitted wardrobes and over bed storage cupboards.

LOUNGE/DINER

14' 11" x 11' 2" (4.55m x 3.40m)

Window to rear, electric feature fireplace and surround, archway to kitchen.

KITCHEN

8' 10" x 5' 10" (2.69m x 1.78m)

Fitted with a range of base and wall mounted storage cupboards, integrated neff oven and hob with extractor over, sink unit, space and plumbing for washing machine, space for fridge/freezer, integrated whirlpool microwave, velux window.

EXTERIOR

There are communal gardens and parking.

SERVICES

All main services are connected with the exception of gas.

LEASE INFORMATION

90 YEARS REMAIN LEFT ON THE LEASE

SERVICE CHARGE: £2856.84 pa

GROUND RENT: £98.26 half yearly

VIEWINGS

By prior appointment with Balch Estate Agents.

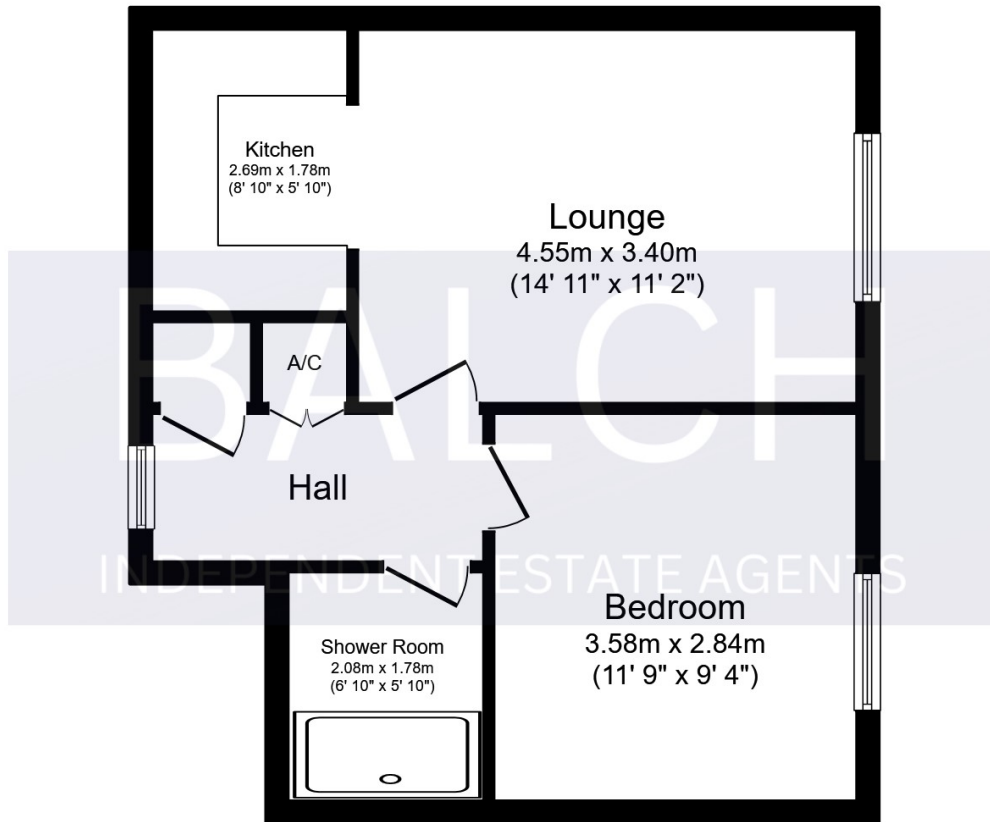
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Referrals

If requested, we can recommend local companies to you such as

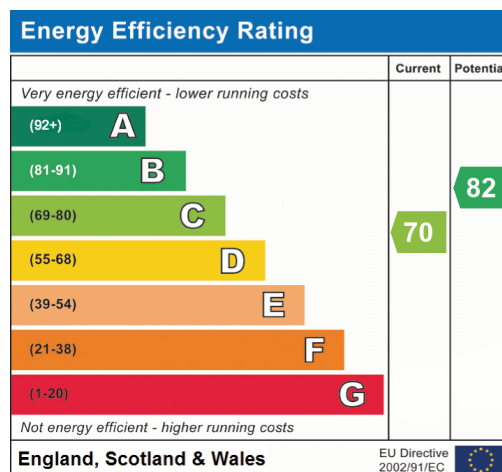
Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.





Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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