

Adrians

Sales & Lettings Agents

For Sale



Spalding Court, Chelmsford, CM1 2UZ

First time to the market since new, a very rare and particularly spacious ground floor two bedroom retirement apartment. Positioned very near to the communal lounge and shared facilities with French doors that lead onto the communal gardens in a private and secluded part of the grounds. Offered with vacant possession and no onward chain.



2 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Spalding Court is a retirement complex for persons aged 60 or over. It is most conveniently located in the West end of Chelmsford within minutes walking distance of local shopping amenities and the main line railway and bus stations and easy walking distance of Chelmsford City centre with its multiple shopping facilities. The complex comprises 36 Retirement Apartments in total comprising 26 one bedroom apartments and 10 two bedroom apartments and standing in its own landscaped grounds with off street parking for residents and visitors. Each flat has an emergency system linked to the House Manager together with a 24 hour Careline back up system. Spalding Court was built in 1999 by Messrs McCarthy & Stone and is managed by FirstPort. The facilities includes a residents lounge, laundry room with washing machines, tumble driers and ironing equipment, a twin bedroom guest suite with en-suite shower room where friends or relatives can spend the night for a reasonable charge and there is a lift to all floors. Personal safety features include Careline to ensure that help is at hand 24 hours a day 365 days a year and the Careline system also controls door entry and monitors the fire alarm system and in addition a camera entry system at the main entrance allows residents to view the visitor before letting them into the complex by tuning into a dedicated channel on their television set. Burglar alarms are fitted to doors and windows on the ground floor and to entrance doors on all other floors. The development also benefits from energy saving features including low maintenance PVCu double glazing, efficient electric heating and insulation. Fixtures and fittings which may or may not be included must be negotiated at the time of purchase and confirmed with the legal representatives acting. Please note that these details are subject to change and any prospective buyer will need to confirm any specific information with their solicitors prior to an exchange. Should you wish to view this complex and the apartment, please be aware that as is common with most retirement complexes parking is communal and monitored and therefore vehicle registrations must be entered onto a keypad in the foyer to avoid a possible parking penalty.

Security entry door to communal hallways, personal door leading through to

ENTRANCE HALL

Two large cupboards, electric storage heater, doors to

LOUNGE / DINER 7.11m (23'4) x 4.95m (16'3)

Window to rear, French doors opening onto the communal garden, storage heater.

KITCHEN 2.26m (7'5) x 2.16m (7'1)

Window to side, range of wall and base level white gloss units complimented by work surface, single drainer sink unit with mixer tap, space for washing machine, fridge freezer, built in oven, electric hob with filter hood over.

BEDROOM ONE 4.9m (16'1) x 2.87m (9'5)

Window to rear, built in wardrobe, storage heater.

BEDROOM TWO 4.32m (14'2) x 2.87m (9'5)

Window to rear, wall mounted electric heater.

SHOWER ROOM

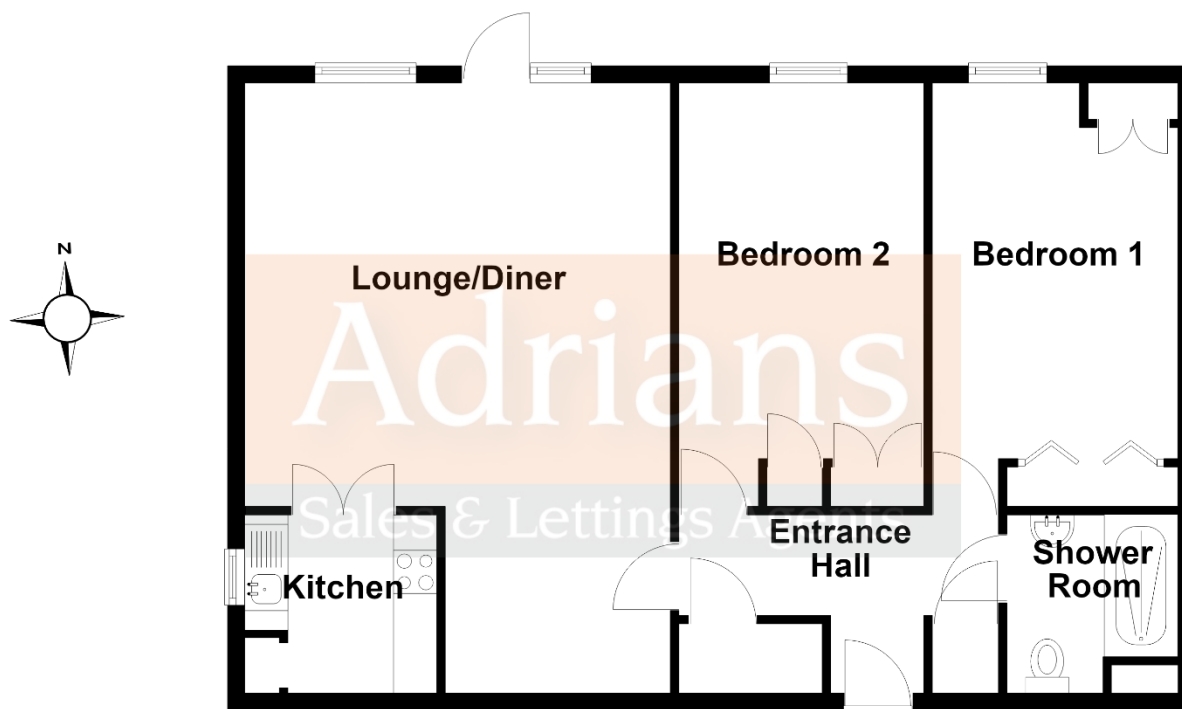
Low level w.c, wash hand basin and vanity unit, double shower cubicle, tiled walls, electric towel rail.

COMMUNAL AREAS

There are communal grounds which can be well utilised from this flat with the personal doors leading onto a small patio and lawned area which is private from the rest of the apartments.

Ground Floor

Approx. 76.4 sq. metres (822.8 sq. feet)



Total area: approx. 76.4 sq. metres (822.8 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE
Check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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EPC RATING: C
COUNCIL TAX BAND: D
Leasehold

LENGTH OF LEASE: approx. 97 years remaining
ANNUAL GROUND RENT: approx. £792.84
ANNUAL SERVICE CHARGE: approx. £6258

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.
ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

For more information, please contact

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