



Chelmsford Road, Shenfield

# Chelmsford Road Shenfield

Guide Price £175,000

A well-presented ground floor one-bedroom retirement apartment, offered chain free and available exclusively for the over 60s. Ideally located in the heart of Shenfield, the property is just a short walk from Shenfield mainline station and the vibrant shopping Broadway, with its excellent range of shops, cafés, and local amenities. Accessed via a secure entry phone system, the development benefits from lift and staircase access, a residents' lounge, on-site laundry facilities, well-maintained communal gardens, residents' parking, a guest suite for visitors, a part-time Development Manager, and a 24-hour emergency careline system for added peace of mind. The apartment is bright and well maintained throughout, comprising an entrance hall with built-in storage, a spacious lounge/diner partially open plan to the fitted kitchen, a generous double bedroom with built-in wardrobe, and a modern shower room/WC. This popular retirement development offers comfortable and independent living within a friendly community setting, with the added benefit of vacant possession and no onward chain.



Kitchen 6' 3" x 7' 10" (1.90m x 2.40m)

Lease remaining: 84yrs  
The lease ends on 31/08/2110

Living Room/Dining Area 16' 10" x 12' 6"  
(5.12m x 3.80m)

Ground Rent: £366.28

Service Charge: £4995.53

Bedroom 13' 5" x 9' 10" (4.10m x 3.00m)

Bathroom 5' 3" x 9' 8" (1.60m x 2.94m)





| Energy Efficiency Rating                           |         |                         |
|----------------------------------------------------|---------|-------------------------|
|                                                    | Current | Potential               |
| <i>Very energy efficient - lower running costs</i> |         |                         |
| (92+) <b>A</b>                                     |         |                         |
| (81-91) <b>B</b>                                   |         |                         |
| (69-80) <b>C</b>                                   |         |                         |
| (55-68) <b>D</b>                                   |         |                         |
| (39-54) <b>E</b>                                   |         |                         |
| (21-38) <b>F</b>                                   |         |                         |
| (1-20) <b>G</b>                                    |         |                         |
| <i>Not energy efficient - higher running costs</i> |         |                         |
|                                                    | 70      | 82                      |
| England & Wales                                    |         | EU Directive 2002/91/EC |
| www.EPC4U.COM                                      |         |                         |

Council Tax Band C

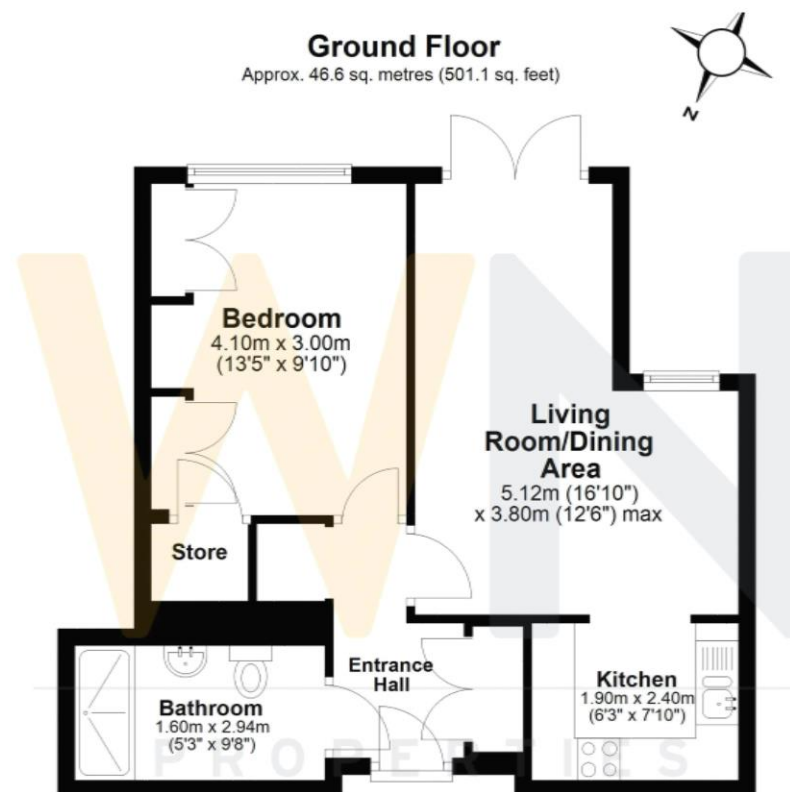
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Total area: approx. 46.6 sq. metres (501.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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