

HOME



Chelmsford
£200,000
1-Bed Retirement Apartment

New London Road

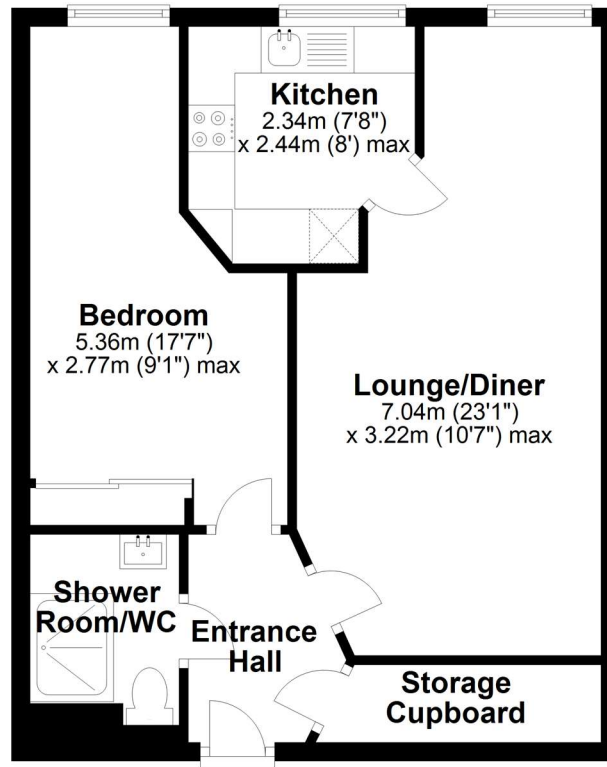
A recently built one bedroom second-floor over 60's retirement apartment situated on the side elevation of Chelmer Lodge. The accommodation comprises an entrance hall with a large walk-in storage cupboard. There is a good sized lounge/diner with a door giving access to a fitted kitchen with a range of base and eye level units which incorporate an integrated oven and four ring hob with extractor hood as well as an integrated fridge and freezer and washing machine. There is a good sized double bedroom with a double fitted wardrobe as well as a shower room WC which is fully tiled and has a corner shower cubicle. The property is double glazed and has electric air sourced central heating via radiators. There is a lodge manager who is on hand throughout the day who also arranges regular events in the owners lounge. Chelmer Lodge requires at least one resident to be over the age of 60 with any second resident over the age of 55. To the rear of the building there are communal gardens and a patio area.

Chelmsford
11 Duke Street
Essex CM1 1HL

Sales
01245 250 222
Lettings
01245 253 377
Mortgages
01245 253 370

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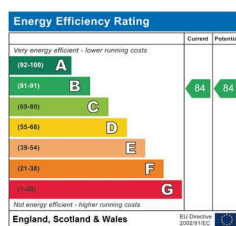
Second Floor



Features

- Over 60's retirement apartment
- Second Floor
- Residents Lounge & Kitchen
- No Onward Chain
- 24 Hour Careline System
- Communal Gardens
- On site Lodge Manager
- Bedroom with fitted wardrobes
- Convenient for the City centre and local shops
- Residents parking

EPC Rating



The Nitty Gritty

Tenure: Leasehold
 Council Tax info: Band D is £1,912.77 Local Authority – Chelmsford Town Centre
 Lease length: 125 years from 01/09/2016, expiring on 01/09/2141.
 Ground rent: £575 p.a which is reviewed every 7 years as per a formula referred to in the lease. Copy of lease available for inspection upon request.
 Service charge: We are advised that the annual service charge is approx. £2,500. In accordance with the lease, the share of the gross annual service charge is calculated at 1.59%. The service charge is reviewed annually

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

