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ESTATE AGENTS

4 Roberts Court, Chelmsford, CM2 9RQ £130,000

A one bedroom first floor retirement apartment. The property is located in a very pleasant area with views to a playing field and bowls club. COMMUNAL HALL, L-SHAPED ENTRANCE HALL, LOUNGE/DINER, KITCHEN (including oven/grill, hob & extractor hood), DOUBLE BEDROOM WITH FITTED WARDROBES, and GOOD SIZE BATHROOM. Located in the POPULAR AND SECLUDED Roberts Court development in Great Baddow, which includes a pleasant communal lounge, various residents activities, an ON SITE MANAGER and 24HR EMERGENCY CALL SYSTEM within the apartment.

01245 266765

LOCALITY INFORMATION

This development can be found in a quiet turning, just off Baddow Road and opposite Great Baddow Sports Ground. There are bus stops on Baddow Road providing regular services to the Vineyards shopping parade close by, offering a good selection of shopping facilities to include a Co-Op store, hairdressers, bakers, butchers, newsagent and chemist. Regular buses also depart to the City Centre which enjoys a wide range of shopping and recreational facilities along with the mainline railway station close-by, providing services to London.

LEASE INFORMATION

We have been advised that the property is subject to the following:
Current Lease: 92 years
Service Charge: £2,394.20 per annum.
Ground Rent: £196.52 per annum.

ENTRANCE TO NUMBER 4

The access to number 4 is located in a block to the left of the principal building, rather than via the main communal entrance, therefore providing a buyer with their own independence.

COMMUNAL RESIDENTS LOUNGE

An attractive and spacious room with a plentiful selection of comfortable seating and casual tables with views across sports fields via large dual aspect windows. The room also features a dining area with open arch to communal kitchenette.

ACCOMMODATION COMPRISES

Security entrance door to communal hall, door to inner hall and stairs to first floor, further door to inner lobby providing access to the apartment.

L-SHAPED HALLWAY

Door to entrance hall, with night storage heater, access to roof space, built in linen cupboard, double airing cupboard, doors to lounge/diner, double bedroom and bathroom.

LOUNGE/DINER 15'1" x 9'9" (4.60 x 2.97)

Fireplace with attractive pebble style feature and electric fire, night storage, sealed unit windows to front and rear, archway to kitchen.

REVERSE VIEW

KITCHEN 9'5" x 5'8" (2.87 x 1.73)

Plenty of worktop space with ample drawers and cupboards below, range of eye level cabinets, oven/grill, four ring electric ceramic hob and extractor hood above, space for tall fridge/freezer, sealed unit window, part tiled walls.

FURTHER VIEW

DOUBLE BEDROOM 13'2" x 9'4" (4.01 x 2.84)

Sealed unit window with feature deep triangular shaped ornamental display sill, range of part mirrored fitted wardrobes to one wall with drawer units, wall mounted electric heater.

FITTED WARDROBES

GOOD SIZE BATHROOM

Coloured suite comprising panelled bath with shower attachment and tiled wall surround, pedestal wash hand basin, low level wc, half tiled walls, wall mounted Dimplex electric heater, opaque sealed unit window.

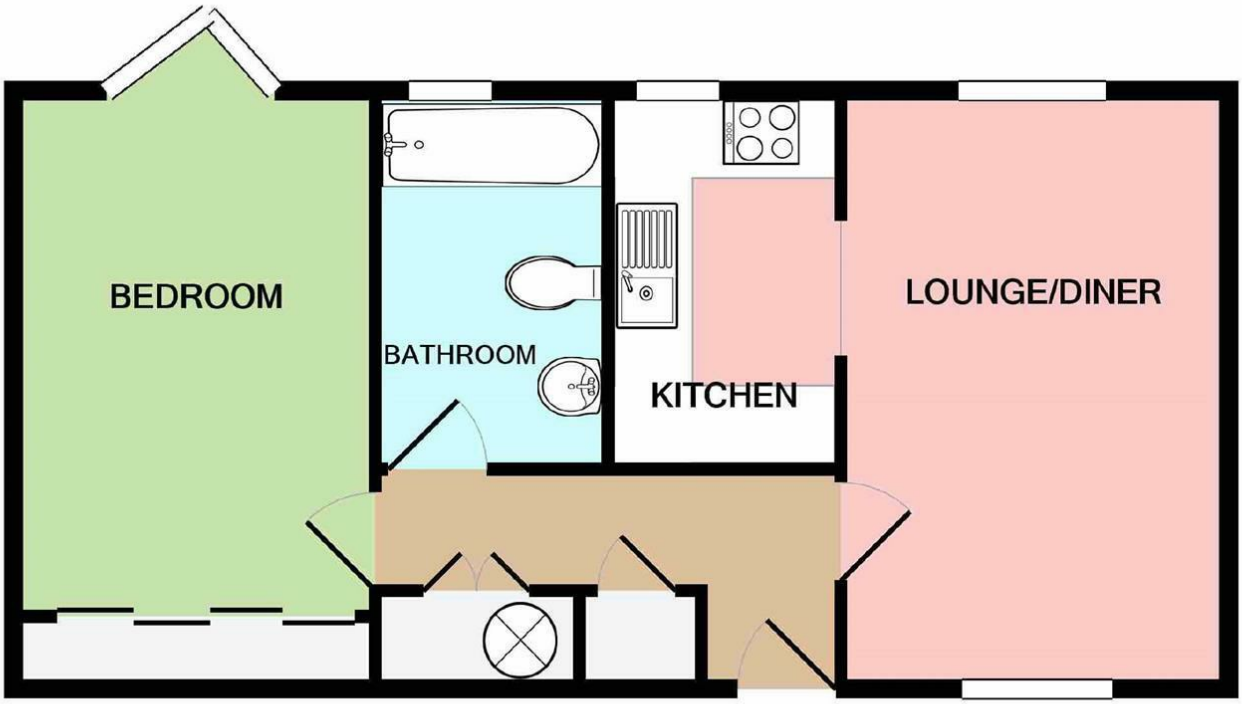
OUTSIDE

There are a number of parking spaces available for residents and visitors and well kept communal garden areas.

VIEW FROM PLAYING FIELD

EPC

Https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/3439-3223-6000-0778-8226



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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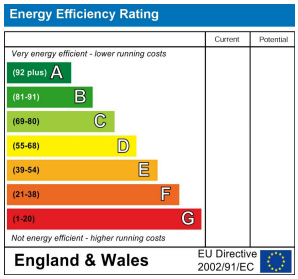

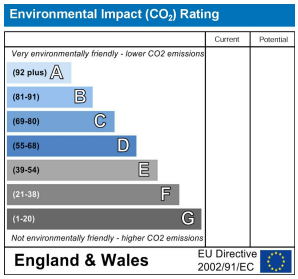

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