

Paul Mason Associates

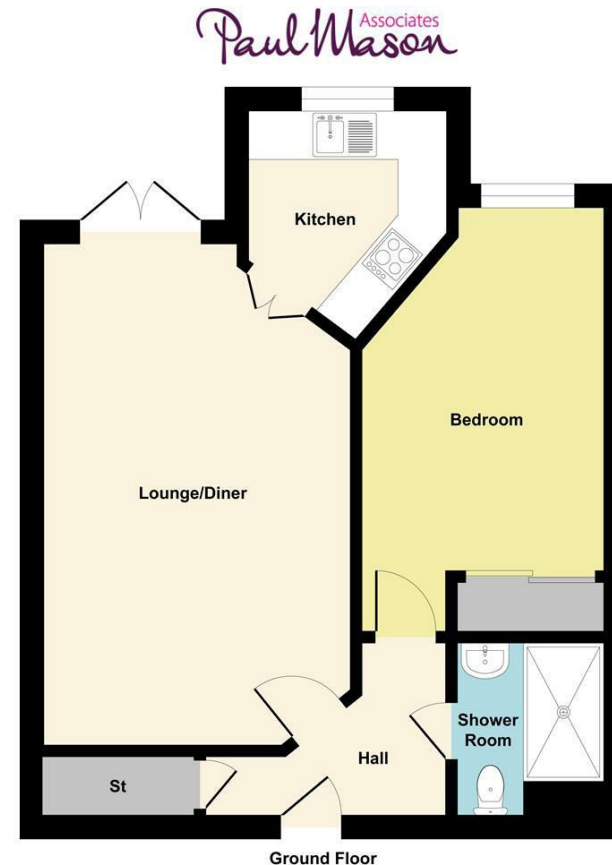


Broomfield Road, Chelmsford, Essex, CM1 1RY

Guide price £135,000

- Ideally located on the ground floor
- French doors leading directly onto the beautifully maintained communal gardens
- Sought after position under a mile from the City Centre
- One double bedroom
- Re-fitted modern shower room
- Living room leading through to a well fitted kitchen
- Parking for residents and guests
- Parking for owner and guests
- EPC - C

GROUND FLOOR.....A well presented one bedroom ground floor apartment, ideally situated on Broomfield Road, which is on the Northern fringe of the City, under a mile from the City centre, boasting an array of shops and amenities. Chancellor Court is for persons aged 55 or over and comprises 24 one bedroom flats and 10 two bedroom flats. The apartment is pleasantly located in a quiet location with the benefit of having double glazed French doors leading directly onto the beautifully maintained landscaped communal gardens. The property is offered for sale with no onward chain. The complex has its own House Manager with 24 hour Careline system backup. Chancellor Court was built by McCarthy & Stone and is managed by Peverel Management Services Limited. Facilities within the complex include a lift to all floors, a communal residents lounge, laundry room, guest suite available for friends and relatives for overnight stays and private parking for residents and guests. The property also boasts a security entry system linked to a camera entry system for use with a standard TV which enables residents to identify visitors before allowing them to enter the complex. KEYS HELD FOR VIEWINGS.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
77	80		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Distances

Chelmsford Bond Street -
0.9 miles

Chelmsford Train Station -
0.7 miles

Bus Stop - 100 yards

Admirals Park and Central
Park - 0.8 miles

All distances are
approximate

ACCOMMODATION

Entrance Hall

Large walk in storage
cupboard which also houses
the hot water cylinder and
freezer. Coved ceiling.
Security entrance phone
system.

Bedroom

4.78m x 2.79m (15'8" x 9'1")
Double glazed window to
front. Coved ceiling. Built in
double wardrobe with
mirrored front. Wall mounted
electric heater.

Shower Room

Re-fitted white suite
comprising low level WC and

vanity wash hand basin with
mixer taps and storage
cupboard below. Shower
cubicle with tiled surround
and fitted glass shower
screen. Tiled walls. Extractor
fan. Chrome effect heated
towel rail.

Lounge/Dining Room

5.79m x 3.48m (18'11" x 11'5")
Double glazed French doors
leading to garden and double
glazed window to side.
Coved ceiling. Feature
fireplace with fitted electric
fire. Doors to:-

Kitchen

2.28m x 2.03m (7'5" x 6'7")
Double glazed window to
front. A range of fitted units
to base and eye level.
Appliances to remain
including fridge, dishwasher,
oven and hob with extractor
hood over. Laminate roll top
work surfaces incorporating
stainless steel sink unit with
mixer taps. Part tiled walls.
Coved ceiling

EXTERIOR

Communal Gardens

Beautifully maintained
gardens with an array of
mature flowers, shrubs and
trees. Various pleasant
seating areas.

Communal Parking Area

Private parking specifically
for residents of Chancellor
Court and their guests

Services

Electric heating. Mains water
supply and drainage.

Lift to all floors, a communal
residents lounge, kitchen,
laundry room and toilet.
Guest suite available for
friends and relatives for
overnight stays.

Emergency call system. 24
hour Careline back up
system. On site Property
Development Manager.

Further Information

Lease - 125 years from
2007.

Service Charge - £3,542.37

per annum

Ground Rent - £425 per
annum

The above information should
be verified by any interested
party.

Viewings

Strictly by appointment only
through the selling agent Paul
Mason Associates 01245
382555.

Important Notices

We wish to inform all
prospective purchasers that
we have prepared these
particulars including text,
photographs and
measurements as a general
guide. Room sizes should not
be relied upon for carpets
and furnishings. We have not
carried out a survey or
tested the services,
appliances and specific
fittings. These particulars do
not form part of a contract
and must not be relied upon
as statement or
representation of fact.



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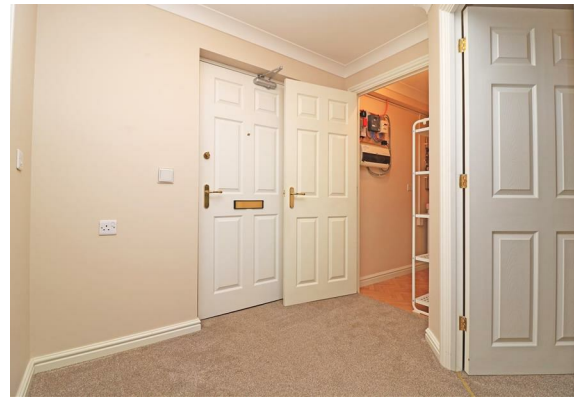
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Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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