

2 Gladstone Court

Mildmay Road, Chelmsford, Essex, CM2 0HF



PRICE: £160,000

Lease: 139 years from 1988

Property Description:

A ONE BEDROOM RETIREMENT CHALET WITH ENCLOSED REAR GARDEN

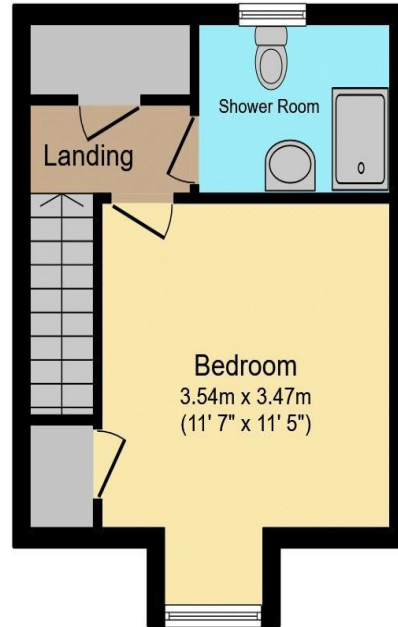
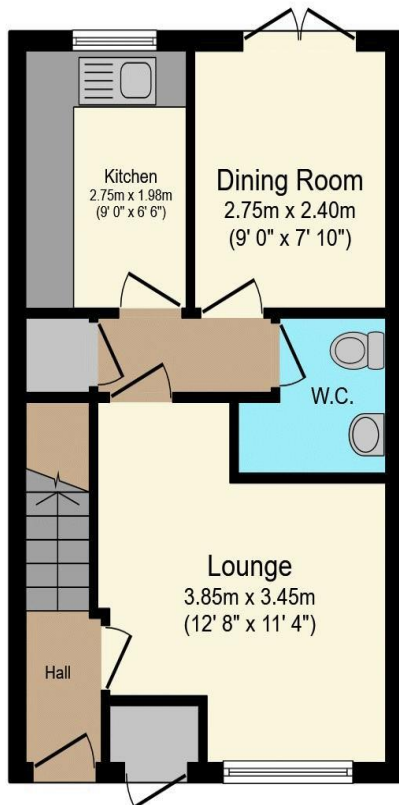
Gladstone Court was constructed by Anglia Secure Homes and comprises 11 properties. The Development Manager is able to make contact with each property and for periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that male residents be over the age of 65 years, and female residents over 60 years of age. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

24 hour emergency Appello call system
Residents may share facilities at MacMillan Court
Covered by Development Manager from MacMillan Court
Minimum Age 65

Lease: 139 years from 1988



**For more details or to make an appointment to view, please contact
Mandy Abbott**



Ground Floor

First Floor

Total floor area 59.6 sq.m. (642 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

30/09/24

Annual Ground Rent:

£340.24

Ground Rent Period Review:

Next Uplift 2033

Annual Service Charge:

£3,413.25

Council Tax Band:

C

Event Fees:

1% Transfer

0% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.