

24 Albion Court (Chelmsford)

Queen Street, Chelmsford, Essex, CM2 0UT



PRICE: £170,000

Lease: 125 years from 1988

Property Description:

A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR Albion Court was constructed by McCarthy & Stone Developments Limited and is a part conversion, part purpose built development. It is set in the older, more established part of Chelmsford and consists of 50 apartments, 38 of which are 1 bedroom and 12 two bedroom which includes 2 two bedroom apartments in the Regency Villa. In the event of an emergency each property is linked to the House Manager and for periods when the House Manager is off duty there is a 24 hour emergency response system. It is a condition of purchase that male residents be over the age of 65 years and female residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Impressive communal sun lounge/entrance hall
Guest Suite
24 hour emergency Careline system
Minimum Age 65

Residents' lounge
Communal laundry
Price to include carpets, blinds and light fittings
Lease: 125 years from 1988


Interior photos to follow.

Interior photos to follow.

Interior photos to follow.

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

Floor Plan to follow.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/24

Annual Ground Rent:

£670.04

Ground Rent Period Review:

Next Uplift 2032

Annual Service Charge:

£4,499.68

Council Tax Band:

B

Event Fees:

1% Transfer

Nil Contingency

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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.