

## 30 Spalding Court

Cedar Avenue, Chelmsford, Essex, CM1 2UZ



**PRICE: £95,000**

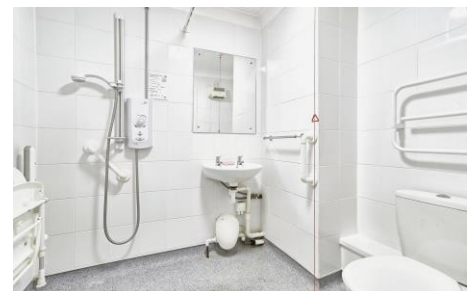
**Lease: 125 years from 1999**

### Property Description:

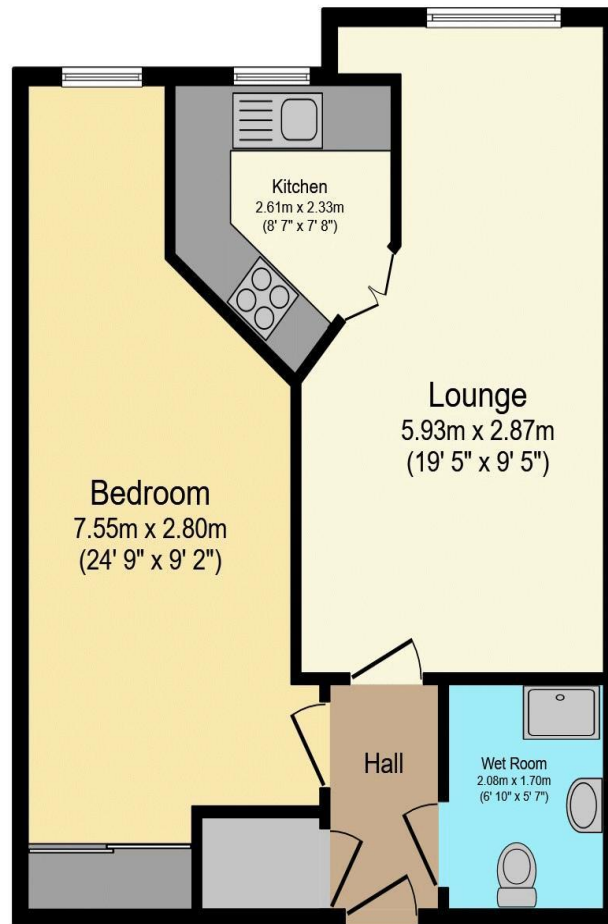
A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR Spalding Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 35 properties arranged over 3 floors served by a lift. Situated close to main Shopping Centre, Bus and Train Station and local park. There is a resident Development Manager who may be contacted from various points within each property in the case of an emergency. 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 residents be over the age of 60 years. Within easy access to the town. Close to the railway and bus station. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge  
Communal Laundry facilities  
24 hour emergency Appello call system  
Security door entry system  
Minimum Age 60

Guest Suite  
Development Manager  
Lift to all floors  
Lease: 125 years from 1999



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



Total : 48.3 sq.m. (520 sq.ft.) approx

Sizes and dimensions are approximate, actual may vary.

Powered by Matterport

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/08/24**

**Annual Ground Rent:**

**£679.59**

**Ground Rent Period Review:**

**Next uplift 2043**

**Annual Service Charge:**

**£3751.93**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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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.