

16 Chancellor Court

65 Broomfield Road, Chelmsford, Essex, CM1 1RY



PRICE: £120,000

Lease: 125 years from 2007

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR

Situated on Broomfield Road in Chelmsford, Chancellor Court was built by McCarthy & Stone and consists of 34 apartments arranged over three floors each served by a lift. The apartments consist of one or two bedrooms, entrance hall, lounge/dining room, fitted kitchen, bathroom and balconies or French balconies to selected apartments. The Development Manager can 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 Appello emergency call system. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

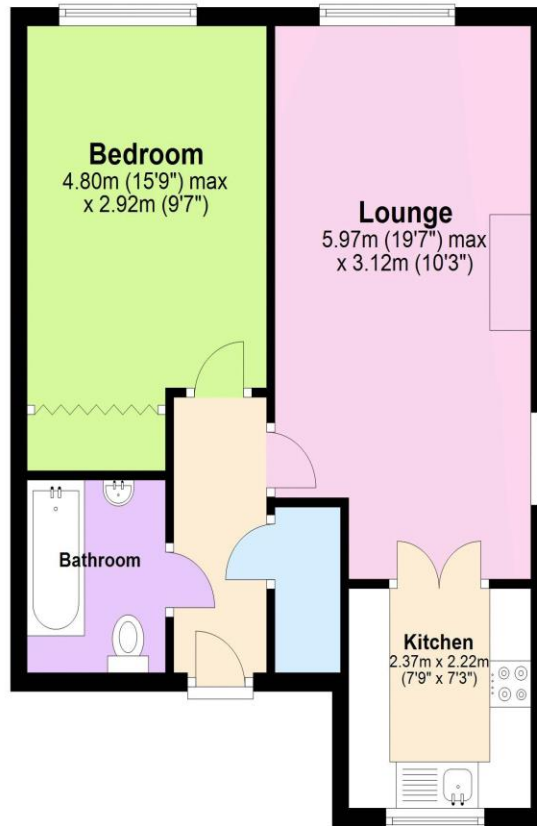
- Residents' lounge and Communal gardens
- Guest suite
- Development Manager
- 24 hour Appello emergency call system
- Lift to all floors
- Minimum Age 55
- Laundry room
- Car Park, Landscaped gardens
- Lease: 125 years from 2007



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

Flat

Approx. 47.5 sq. metres (511.5 sq. feet)



Total area: approx. 47.5 sq. metres (511.5 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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For Financial Year Ending:

28/02/2025

Annual Ground Rent:

£425.00

Ground Rent Period Review:

Next uplift 2030

Annual Service Charge:

£3384.90

Council Tax Band:

D

Event Fees:

1% Transfer

1% 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.