



105 Kingfisher Lodge, Chelmsford, CM2 7JZ

£225,000

**** NO ONWARD CHAIN **** A modernised TWO BEDROOM FIRST FLOOR retirement apartment with pleasant views to Great Baddow Millennium Community Park and attractive communal gardens. The property boasts an inviting L-SHAPED HALL, GOOD SIZE LOUNGE WITH JULIET BALCONY AND AN OPEN PLAN ASPECT TO A MODERN REFITTED KITCHEN (all appliances included), LARGE SHOWER ROOM WITH REFITTED MODERN WHITE SUITE. The apartment has electric heating with modern duo heat night storage heaters.



LOCALITY INFORMATION

This development can be found in a quiet turning, close to the Great Baddow Vineyards shopping parade, which has a good variety of shops which include a co-op store, chemist, bakers, newsagent, post office, hairdressers, butchers and greengrocers. There are excellent bus services into Chelmsford city which has the mainline railway station to London.

LEASE INFORMATION

The minimum age requirement to purchase this property is 60 for females and 65 for males.

We have been advised that the following lease information applies:

Lease Length: 125 from 1st January 1987

Service Charge: We understand £220 pcm will be payable from the 1st January 2022.

There is no Ground Rent payable.

Any party hoping to move forward with a purchase of this property will be required to undergo an interview with the Site Manager prior to the sale being confirmed.

Please note that no pets are permitted in this development.

AGENTS NOTE

Located in the POPULAR AND SECLUDED development in Great Baddow, which includes a pleasant communal lounge, laundry room, an ON SITE MANAGER and 24HR EMERGENCY CALL SYSTEM within the apartment.

REAR VIEW OF APARTMENTS

NEARBY LAKE WITH VIEW TO PARK

ACCOMMODATION COMPRISES

Security entrance door to communal hall. Stairs and lift to first floor. Access to the communal lounge.

FIRST FLOOR COMMUNAL SEATING AREA

GOOD SIZE L-SHAPED HALL

Very useful deep built in double cupboard, access to roof space, Dimplex duo heat night storage heater, further deep built in cupboard housing a one year old boiler serving hot water only. Doors to lounge, both bedrooms and shower room.

SPACIOUS LOUNGE 13'5" x 10'9" (4.09 x 3.28)

Upvc triple glazed french doors to Juliet balcony with pleasant views to the communal garden and Great Baddow Millennium Community Park beyond. Dimplex duo heat night storage heater, dimmer switch lighting, doorway and open aspect to kitchen.

OPEN PLAN VIEW TO KITCHEN

VIEW TO COMMUNAL GARDEN

MODERN REFITTED KITCHEN 10'9" x 7'10" (3.28 x 2.39)

Plenty of worktop space with ample soft close drawers

and cupboards below which also incorporate a corner carousel unit, excellent range of eye level cabinets with personal lighting below, integrated appliances to remain include a AEG oven/grill with cupboard above and below, four ring ceramic hob with concealed extractor hood above, Hotpoint dishwasher, fridge and separate freezer, attractive wall tiling and tiled flooring, six inset ceiling spot lights.

FURTHER VIEW

VIEW TO LOUNGE

BEDROOM ONE 13'4" x 9'6" (4.06 x 2.90)

Dimplex duo heat night storage heater, built in double wardrobe with cupboards above, upvc triple glazed window with views to the garden and Great Baddow Millennium Community Park beyond.

BUILT IN WARDROBES

VIEW TO COMMUNAL GARDEN.

BEDROOM TWO 10'1" x 6'10" (3.07 x 2.08)

Electric wall mounted heater, dimmer switch lighting, upvc triple glazed window with views to the garden and Great Baddow Millennium Community Park beyond.

LARGE SHOWER ROOM (two shower units) 9'6" x 5'8" (2.90 x 1.73)

Comprising a white suite with vanity wash hand basin, low level wc with concealed cistern, double width walk in shower unit and if needed a further separate shower unit (currently disconnected), fully tiled walls and tiled flooring, wall mounted Dimplex heater, wall mounted mirrored cabinet, useful medicine/vanity cupboards.

COMMUNAL GARDENS

There are well kept secure gardens with attractive well stocked flower and shrub borders and beds and a good size patio area. The garden is well screened by trees for privacy.

AMPLE PARKING

There is plenty of parking available with the complex.

COMMUNAL RESIDENTS LOUNGE

ADDITIONAL VIEW

EPC

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9380-2496-0190-2399-6141>

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	

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