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ESTATE AGENTS

4 Nicholas Court, Chelmsford, CM1 4XE £100,000

** OVER 55'S - 70% SHARED ONWERSHIP - NO ONWARD CHAIN - GAS RADIATOR HEATING (WORCESTER COMBINATION BOILER INSTALLED 2022) - UPVC DOUBLE GLAZING ** An extremely well presented and modernised TWO BEDROOM first floor retirement maisonette situated in a pleasant mews position overlooking a greensward. It is conveniently located for local amenities and facilities, a Morrison's store and regular bus services in to the city centre. The well planned accommodation includes: HALL WITH STAIRS TO FIRST FLOOR LANDING, GOOD SIZE SITTING ROOM, MODERN KITCHEN (various integrated appliances to remain include a ceramic hob, oven/grill, extractor hood, fridge/freezer and washing machine), MODERN SHOWER ROOM (refitted in 2023). There is a residents laundry and lounge along with resident and visitor communal parking.

01245 266765

LEASEHOLD INFORMATION

The property been held on a 99 year lease from 8th June 2006 and therefore currently has 81 years remaining, however, we understand the lease is automatically renewed to 99 years for a new owner.
There is no ground rent payable. The service/maintenance charge is £581.55 per quarter.
Any prospective buyer is requested by the management company, Homegroup, to attend an assessment and affordability meeting prior to buying.

GROUND FLOOR HALL

Upvc entrance door to ground floor hall with stairs to first floor hall.

FIRST FLOOR L-SHAPED HALLWAY

Radiator, double airing cupboard. access to roof space which is owned by Homegroup and is not allowed to be used by the owner for storage.

LOUNGE/DINER 15'10" x 11'5" (4.84 x 3.50)

Radiator, two upvc double glazed windows with pleasant views to communal garden, over stairs area for ornamental display use.

REVERSE VIEW

VIEW TO COMMUNAL GARDEN

REFITTED KITCHEN 9'11" x 6'6" (3.04 x 2)

Well appointed with plenty of worktop space incorporating ample drawers and cupboards below, inset ceramic four ring hob, oven/grill, concealed extractor hood above, integrated fridge/freezer and washing machine to remain, cupboard housing the combination Worcester gas boiler (installed in 2022), inset ceiling spot lights, tiled walls, upvc double glazed window.

BEDROOM ONE 12'0" x 9'4" (3.66 x 2.85)

Radiator, range of fitted wardrobes and cupboards, built in double wardrobe, upvc double glazed window.

FURTHER VIEW

BEDROOM TWO 8'9" x 7'5" (2.67 x 2.28)

Radiator, built in double wardrobe, upvc double glazed window.

REFITTED SHOWER (2023)

White suite comprising low level wc, vanity wash hand basin, shower unit, recently fitted flooring, inset ceiling spot lights, radiator, light/fan, fully tiled walls.

ADDITIONAL VIEW

COMMUNAL GARDEN/PARKING

There is a well kept communal garden with various shrubs, trees, seating areas and a useful outside storage shed. There are residents and visitor communal parking bays.

OUTSIDE STORAGE CUPBOARD

APPROX INTERNAL FLOOR AREA
58 SQ M (630 SQ FT)
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate
NOT to be used for valuation purposes
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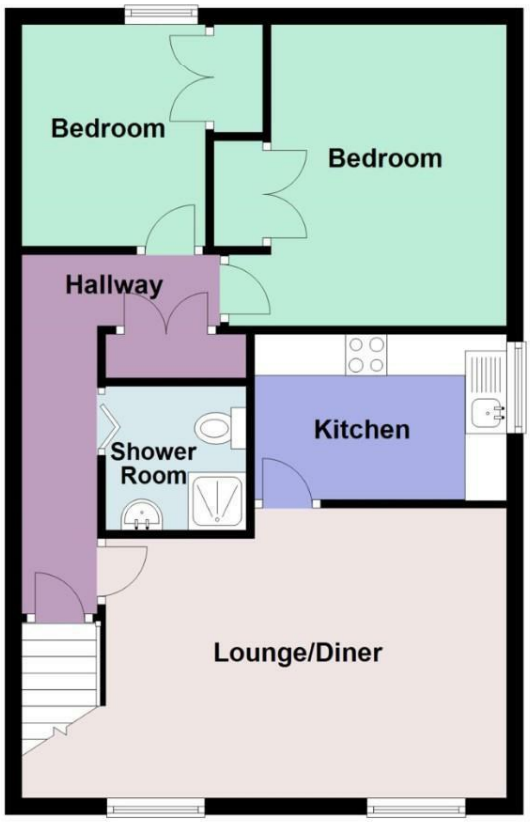
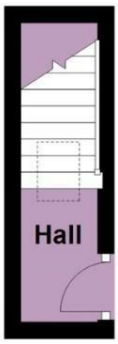
First Floor



Ground Floor



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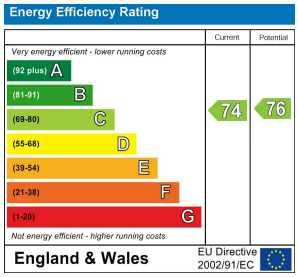

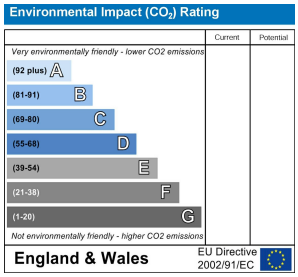

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