



Flat 23, Chelmer Lodge 111 New London Road,

£190,000

A spacious ONE BEDROOM 1ST FLOOR retirement apartment conveniently situated for the city centre and mainline railway station to London Liverpool Street. Inviting communal reception area with an adjoining kitchenette. There is a lift and stairs to all floors. GOOD SIZE ENTRANCE HALL, SPACIOUS LOUNGE/DINER, KITCHEN (appliances to remain include: built in fridge, separate freezer, washing machine, Zanussi oven/grill and electric four ring ceramic hob), LARGE DOUBLE BEDROOM with built in mirrored wardrobes, SHOWER ROOM. The property has electric heating and sash windows. There is plenty of parking, which is on a first come first serve basis and attractive well kept communal gardens.

### LOCALITY INFORMATION

The property is located in the heart of the city centre which has an excellent range of shopping and recreational facilities and amenities close by. There is a mainline station to London Liverpool Street, numerous restaurants, public houses, library, two cinemas, riverside walks, central park and easy access to the A12.

### AGENTS NOTE FOR AGE REQUIREMENT

Chelmer Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55. There is a 24 hour careline system for safety and security.

### LEASEHOLD INFORMATION

There is a resident warden who is available Monday to Friday from 9am to 5pm. For 2024/25 the service charge and ground rent payments are as follows. The ground rent is payable half yearly with two separate instalments of approximately £408.73 (therefore £817.46 annually). The annual service charge/maintenance is payable half yearly with two separate instalments of approximately £1,710.42 (therefore £3,420.84 annually). There is a 125 year lease from 1st September, 2016. Therefore, approximately 117 years remaining. The property is managed by Churchill Estates. A guest suite is available for friends and family to stay. In addition you are entitled to the use of the guest suite at all Churchill Living developments across the country.

### INVITING COMMUNAL RECEPTION



A lovely area to meet friends for a chat or coffee during the day or evening. There are stairs and a lift to all floors.

### COMMUNAL KITCHEN AREA



### ENTRANCE HALL



Useful deep storage cupboard, glazed door to lounge/diner and doors to bedroom and shower room.

**LOUNGE/DINER 24'6 x 10'8 maximum (7.47m x 3.25m maximum)**



Electric heater, swan neck coving, sash window, glazed door to kitchen.

**ADDITIONAL VIEW**



**KITCHEN 8' maximum x 7'8 maximum (2.44m maximum x 2.34m maximum)**



Well appointed with plenty of worktop space with gloss fronted units incorporating drawer and cupboards below, range of eye level cabinets with personal lighting below, integrated appliances to remain include built in fridge, separate freezer, washing machine, Zanussi oven/grill and electric four ring ceramic hob, part tiled walls, sash window, four inset ceiling spot lights.

**LARGE DOUBLE BEDROOM 19'4 x 9'1 maximum (5.89m x 2.77m maximum)**



Electric heater, built in mirrored wardrobes, sash window, fitted shelving, swan neck coving, sash window.

**BUILT IN MIRRORED WARDROBES**



**COMMUNAL GARDEN AND PARKING**



**SHOWER ROOM 7' x 5'5 (2.13m x 1.65m)**



White suite comprising vanity wash hand basin, low level wc, good size shower unit, chrome heated towel rail.

There are attractive well kept communal gardens and parking for residents which is on a first come first serve basis.

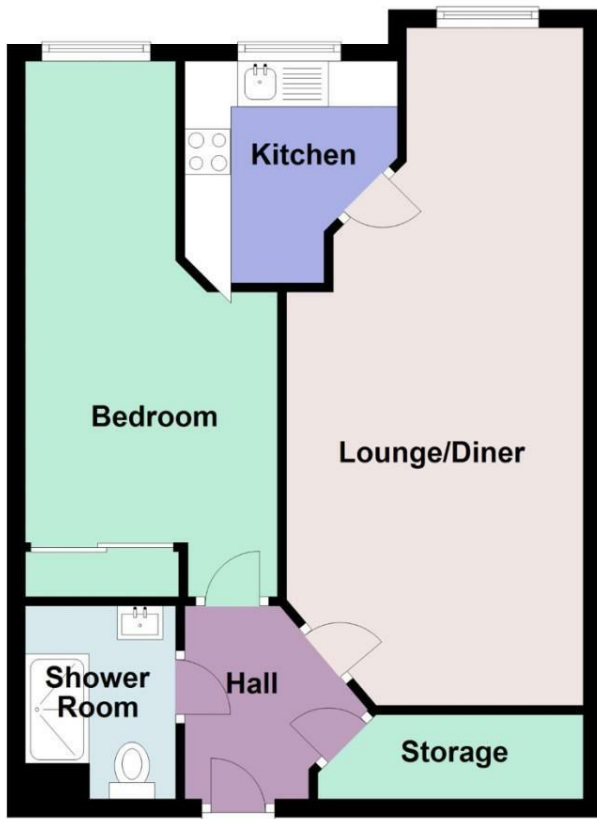
**LARGE PATIO AREA**



A pleasant patio area which is accessed from the communal lounge.



### First Floor



**APPROX INTERNAL FLOOR AREA**  
51 SQ M (540 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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (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 |  |                         |           |
|   |  | <b>84</b>               | <b>84</b> |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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