



38 Alexander Mews, Sandon, Chelmsford, Essex, CM2 7TT

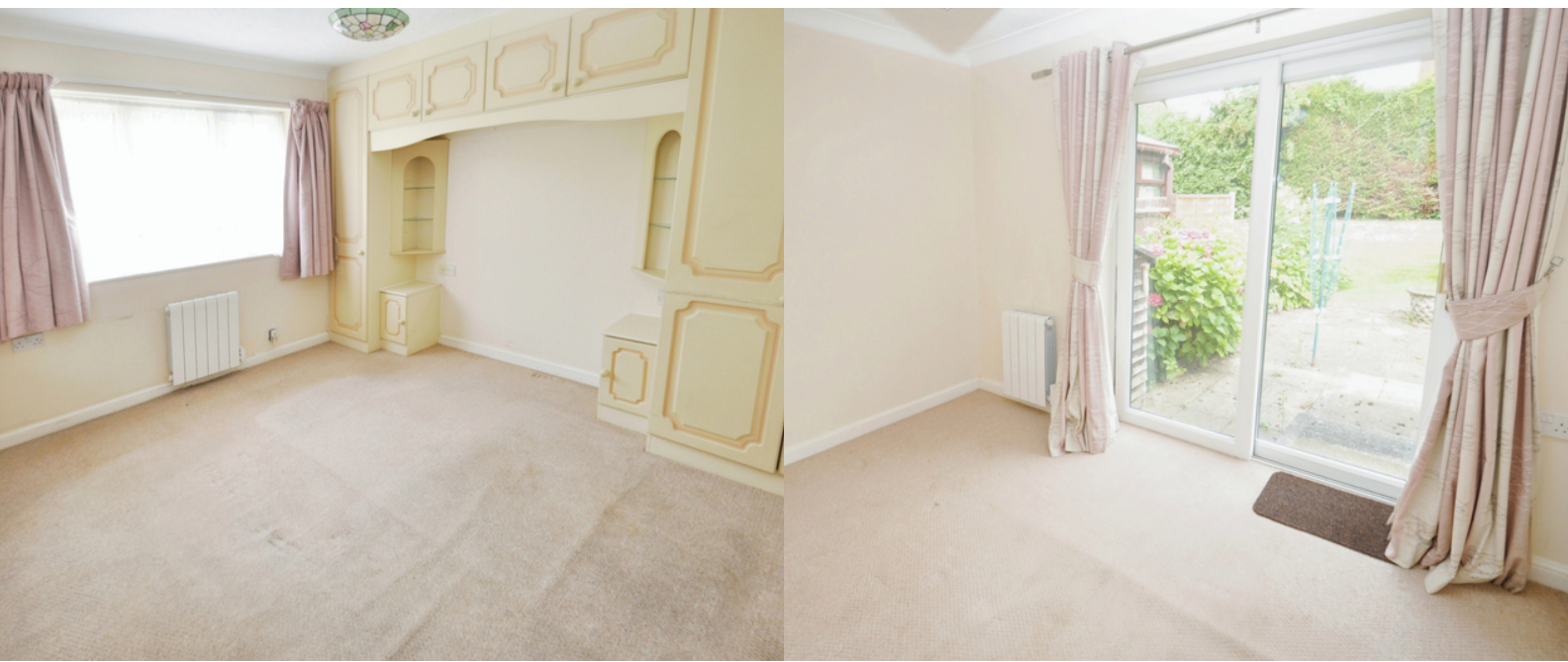
- OVER 55'S COMPLEX
- RETIREMENT BUNGALOW
- TWO BEDROOMS
- SHOWER ROOM
- FITTED KITCHEN
- LOUNGE/DINER WITH VIEWS OVER THE GREENSWARD
- GARAGE IN BLOCK
- RESIDENTS PARKING
- NO ONWARD CHAIN
- ACCESS AND USE OF A 1.9 ACRE MEADOW LOCATED CLOSEBY



PROPERTY DESCRIPTION

A two bedroom retirement bungalow (minimum aged 55) located within this purpose built development of similar properties. The accommodation comprises of an entrance lobby, lounge/diner, kitchen, inner lobby, shower room and two bedrooms. The property further benefits from double glazing, electric heating, pleasant rear garden, residents parking, a garage in block and the use of a 1.9 acre meadow located within close proximity of the property and is owned collectively by the residents. NO ONWARD CHAIN (COUNCIL TAX BAND- D).

Howe Green is located south of Chelmsford city centre where all possible amenities can be found and also within a short drive of major roads such as the A12, A130, A127, A13 & M25.



ROOM DESCRIPTIONS

Property Information

(with approximate room sizes)

Double glazed entrance door leads into the entrance lobby.

Entrance Lobby

Storage cupboard, door to lounge/diner

Lounge/Diner

15' 2" x 14' 10" (4.62m x 4.52m)

Double glazed window to front with views overlooking the greensward, electric feature fireplace, door to kitchen and door to inner lobby.

Kitchen

12' 0" x 10' 6" (3.66m x 3.20m)

Fitted with a range of base and wall mounted storage cupboards, double glazed window to front, integrated electric oven and hob with extractor over, stainless steel sink unit, space and plumbing for washing machine, space for fridge/freezer.

Inner Lobby

Doors to shower room and the two bedrooms.

Shower Room

Airing cupboard, Wc, wash hand basin, walk in shower cubicle, heated towel rail, loft access

Bedroom One

12' 2" x 11' 8" (3.71m x 3.56m)

Double glazed window to rear, fitted bedroom furniture

Bedroom Two

10' 10" x 7' 1" (3.30m x 2.16m)

Double glazed patio door which gives access to the rear garden.

Exterior

The property is located on a walkway with views across an open greensward. The rear garden commences with a patio area with the remainder being laid to lawn and slopes up to an open area.

The development also offers a communal lounge within the main building where events are regularly held. There is also access to a 1.9 acre meadow that can be used by all residents within the complex.

Garage

Located within a block with an up and over door.

Services

All services are connected with the exception of gas.

Lease Information

We have been informed by the current Vendors of the following lease information.

63 years remain on the lease

Ground Rent: £50 pa

Service Charge: £3000 pa

Viewings

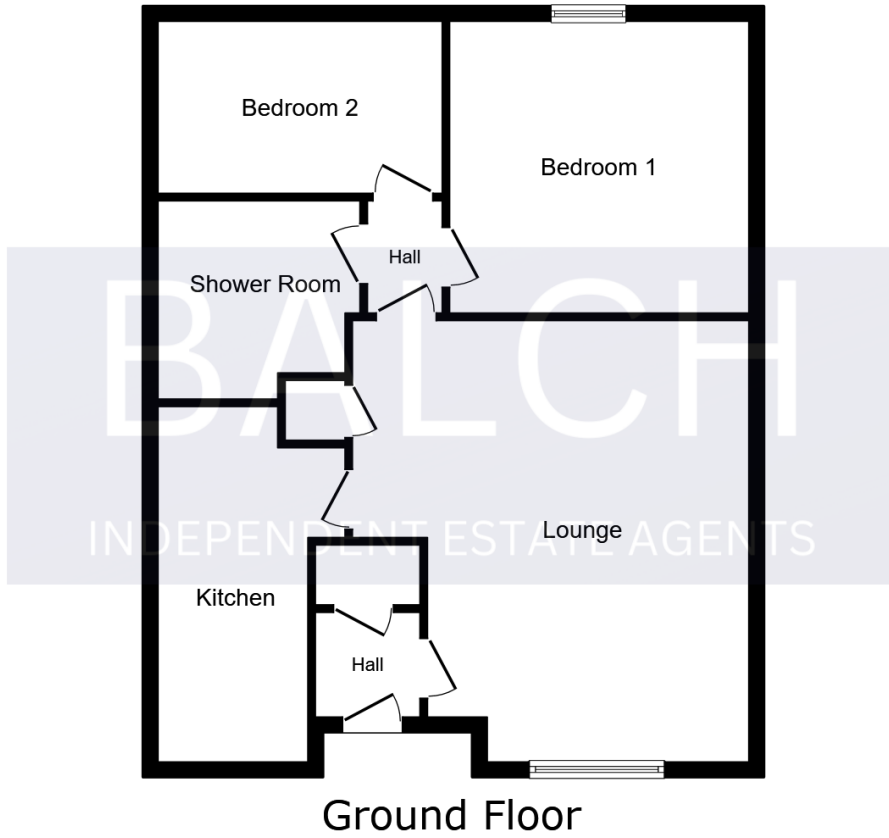
By prior appointment with BALCH ESTATE AGENTS.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.


Referrals

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Chelmsford
Hospital Approach, Chelmsford, CM1 7FA
01245 258866
selling@balchagents.com