

Connells

Albion Court Queen Street
Chelmsford

Albion Court Queen Street
Chelmsford CM2 0UT

For Sale
£80,000







Property Description

Situated within the highly sought-after Albion Court retirement development on Moulsham Street, this well-presented first-floor apartment offers comfortable and secure living for the over-60s.

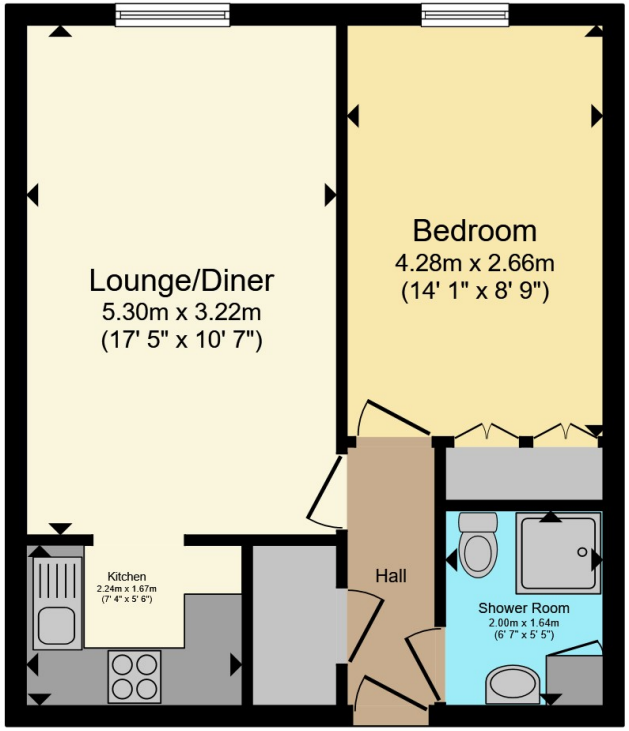
The accommodation comprises an entrance hall with built-in storage, a bright lounge opening into a fitted kitchen with integrated oven and hob, a double bedroom with fitted wardrobe, and a bathroom. Conveniently located within walking distance of local shops and amenities, residents also benefit from access to excellent communal facilities, including a residents' lounge, landscaped gardens, and a laundry room.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

AGENTS NOTE – ‘The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.’











Total floor area 42.3 m² (455 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

Connells

To view this property please contact Connells on

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E chelmsford@connells.co.uk

4 Tindal Square
CHELMSFORD CM1 1EH

EPC Rating: C

Council Tax Band: B

Service Charge: 3738.94

Ground Rent: 558.36

Tenure: Leasehold

view this property online connells.co.uk/Property/CHL309379

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.