



## Victoria Road

Chelmsford, CM1 1EA

**£60,000**

Leasehold  
Tax Band:



HAMILTON PIERS of Chelmsford are pleased to bring to market this spacious retirement apartment, exclusively for the OVER 60s and located within a stone's throw of the city centre, the property offers an entrance hall, spacious lounge, fitted kitchen, refitted shower room, and DOUBLE BEDROOM. the facilities for residents includes the large communal lounge, a laundry service, communal gardens and parking.



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The accommodation, with approximate room sizes, is as follows:

## COMMUNAL ENTRANCE:

Secure telephone entry system, stairs / elevator to second floor.

## SECOND FLOOR:

Entrance door to flat.

## ENTRANCE HALL:

Entrance door to front, door to lounge, door to bedroom one, family bathroom, two storage cupboards housing immersion tank, storage heater to wall.

## LOUNGE: (15'6" x 10'2")

Double glazed window to rear, entrance to kitchen, storage heater to wall.

## KITCHEN: (7'8" x 7'3")

Range of wall and base units, rolled edge work surface with stainless steel sink inset, integrated low level oven, electric hob with extractor over, part tiled walls.

## BEDROOM: (14'9" x 9')

Double glazed window to rear, built in wardrobe, storage heater to wall.

## SHOWER ROOM: (6'4" x 5'10")

Fully tiled shower cubicle, pedestal hand wash basin, low level W/C, chrome towel radiator, tiled walls.

## EXTERIOR:

### PARKING:

Residents gated private and visitors parking.

### COMMUNAL SPACES:

Communal garden, communal lounge and kitchen area, laundry room, guest suite, and well maintained gardens

### LEASEHOLD INFORMATION:

Lease Remaining: 64 years  
Ground Rent: £300 per annum  
Service Charge: £2200 per annum

All values are approximate values and would have to be confirmed with the management company.

## AGENTS NOTES

If you have any further questions regarding this property, please call 01245 269 777.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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