

# Stevenette



**15 Carlton House**  
Algers Road, Loughton, Essex, IG10 4RS

**£295,000**

## PROPERTY FEATURES

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- Ground Floor Retirement Apartment
- 2 Good Bedrooms
- For Those 60+
- Good Off Street Parking
- Electric Heating
- Double Glazing

## FULL DESCRIPTION

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Offered with NO ONWARD CHAIN. Carlton House is a desirable development of apartments offering retirement accommodation for those aged 60 years and over. The building stands on the corner of Algers Road and the High Road where, within a short walk, there is a great choice of shops, cafes and other amenities including M&S Food, Sainsburys and Gails bakery. No. 15 is a ground floor apartment offering 2-bedroom accommodation that is nicely positioned at one end of the building and looks out to the High Road. There are lovely communal gardens and recreational areas including a residents' lounge, laundry, gym and there is excellent off-street parking.

### GROUND FLOOR

#### ENTRANCE HALL

#### LOUNGE / DINING ROOM

19' 3" x 10' 6" (5.87m x 3.2m)

#### KITCHEN AREA

10' 6" x 7' 8" (3.2m x 2.34m)

#### BEDROOM 1

16' 3" x 9' 4" (4.95m x 2.84m)

#### BEDROOM 2

12' 6" x 6' 9" (3.81m x 2.06m)

#### BATHROOM

7' 8" x 6' 5" (2.34m x 1.96m)



## EXTERIOR

To the rear of the building is a well-tended garden with areas of lawn, a large terrace and other sitting areas.

## BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

## COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'E'.

## TENURE & SERVICES CHARGES

The property is understood to be Leasehold (125 years commencing in 1994). An annual service charge is payable in respect of the maintenance and utilities of the building and gardens, payment for the House Manager (9am to 5pm), call alarm, water rates and Buildings Insurance.

The current charge for this apartment is understood to be £3456.00 per year. Ground rent is understood to be £177.40 per year. These figures are subject to verification by the sellers' solicitors. We understand that, upon each sale, an event fee is to be paid by the owner of the apartment and this is calculated upon assignment according to provisions in the lease.

## SERVICES

Mains water, drainage and electricity services are understood to be connected. No services or installations have been tested.

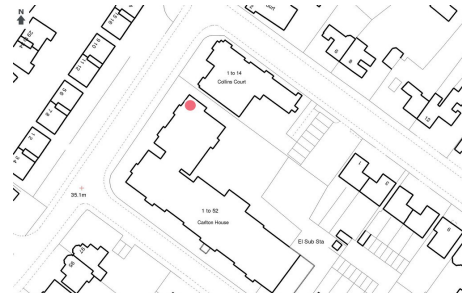
## COMMUNAL AREAS

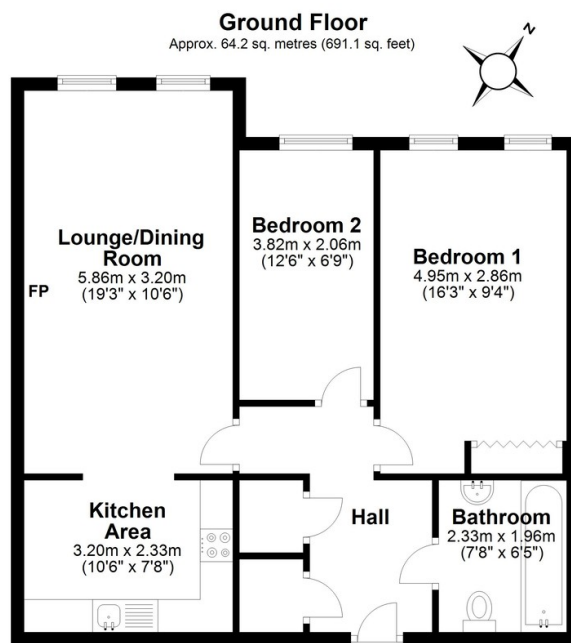
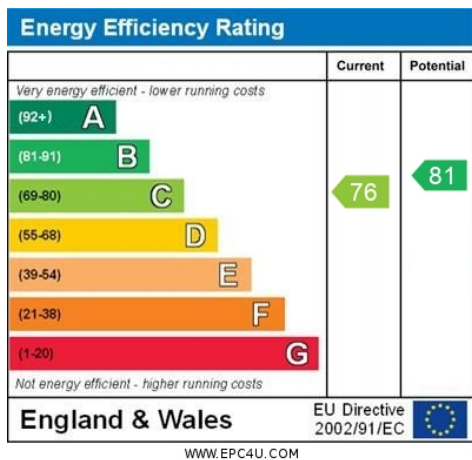
Carlton House has a number of very well-furnished communal areas including the large Living Room which has a fully-stocked kitchen area and is ideal for social events or relaxing with views onto the gardens. There is also a hairdressing salon on-site, laundrette, gym and overnight room for occasional needs-based family stays.

## PARKING

Carlton House has good car park areas for residents' parking.







Total area: approx. 64.2 sq. metres (691.1 sq. feet)

**PROPERTY PEOPLE PROFESSIONALISM**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements