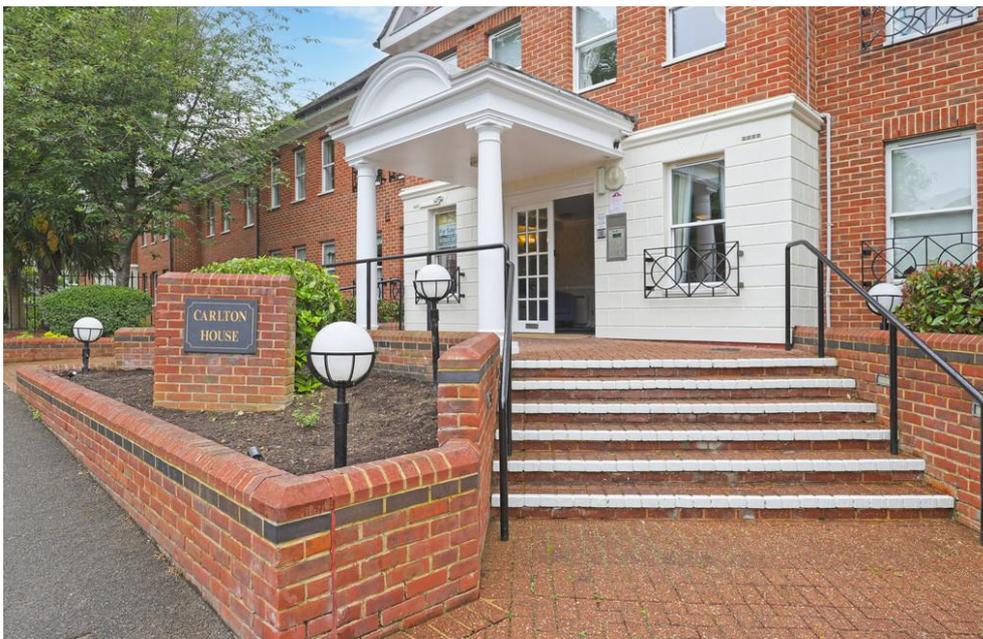


Stevenette



27 Carlton House

Algers Road, Loughton, Essex, IG10 4RS

£470,000

PROPERTY FEATURES

- 3 Bedroom Retirement Apartment
- On-Site Parking
- Warden Assisted Living
- Electric Heating
- Updated Kitchen & Bathrooms
- Double Glazing

FULL DESCRIPTION

Offered with NO ONWARD CHAIN. Carlton House is a desirable development of apartments offering warden-assisted 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. 27 is a first floor (lift served) apartment offering spacious 3 bedroom/ 2bath/shower-room accommodation with excellent storage and occupying a prime spot on the south-facing side of the building. There are lovely communal gardens and recreational areas including a residents' lounge, laundry, gym and there is excellent off-street parking.

FIRST FLOOR

ENTRANCE HALL

Two built-in cupboards - one of which contains the hot water tank.

RECEPTION ROOM

16' 4" x 12' 8" (4.98m x 3.86m)

KITCHEN

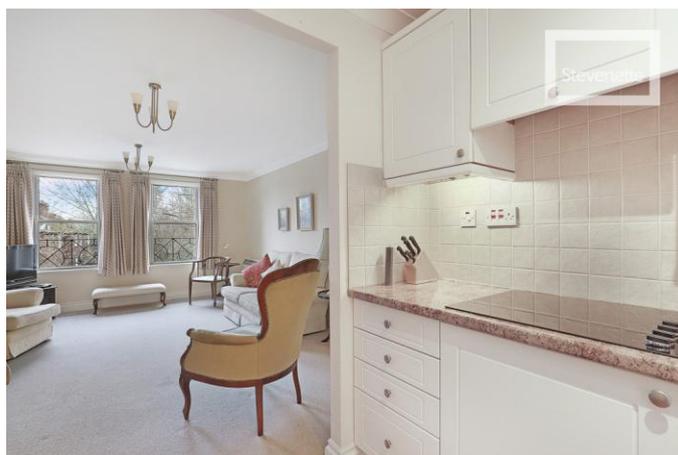
10' 5" x 7' 6" (3.18m x 2.29m)

Fitted base and wall units incorporate an electric oven, hob, dishwasher and washing machine.

BEDROOM I

14' 11" x 9' 11" (4.55m x 3.02m)

The measurement includes the built-in double wardrobe.



EN-SUITE BATHROOM & WC

7' 4" x 5' 11" (2.24m x 1.8m)

BEDROOM 2

14' 5" x 8' 5" (4.39m x 2.57m)

BEDROOM 3 OR DINING ROOM

12' 10" x 8' 4" (3.91m x 2.54m)

SHOWER ROOM & WC

6' 4" x 5' 11" (1.93m x 1.8m)

STORAGE

6' 0" x 4' 6" (1.83m x 1.37m)

EXTERIOR

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

SERVICES

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

BROADBAND

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

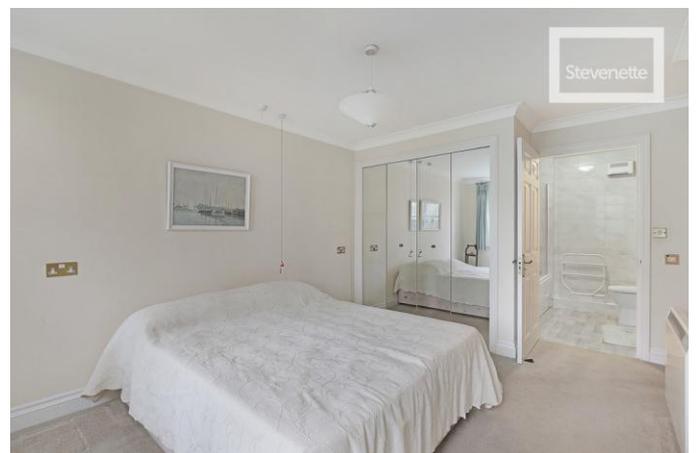
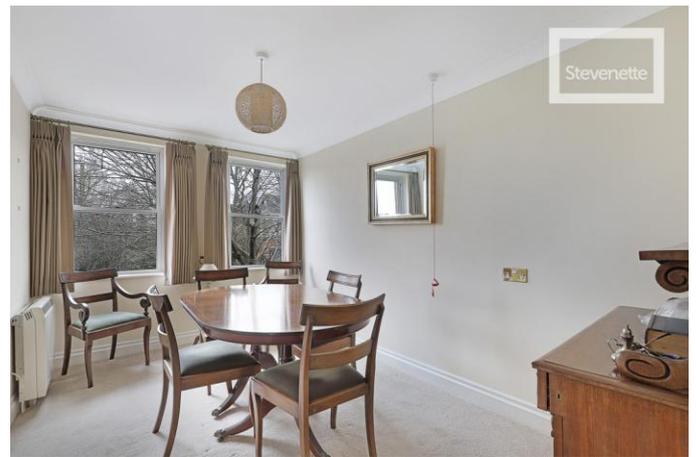
COUNCIL TAX

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

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 £4,150 per year. Ground rent is understood to be £266 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





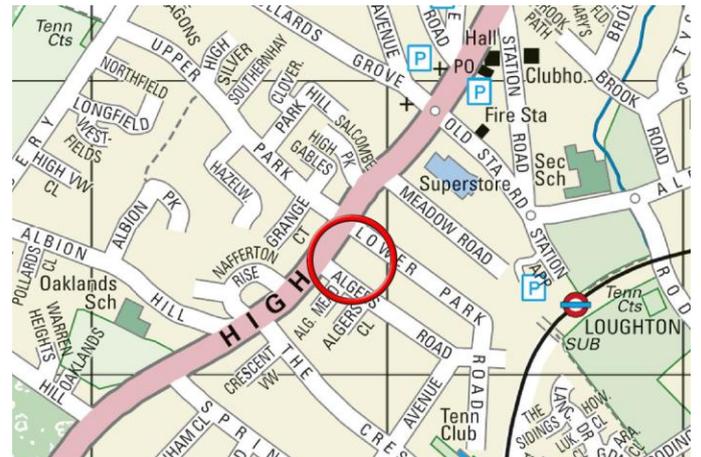
calculated upon assignment according to provisions in the lease.

COMMUNAL AREAS

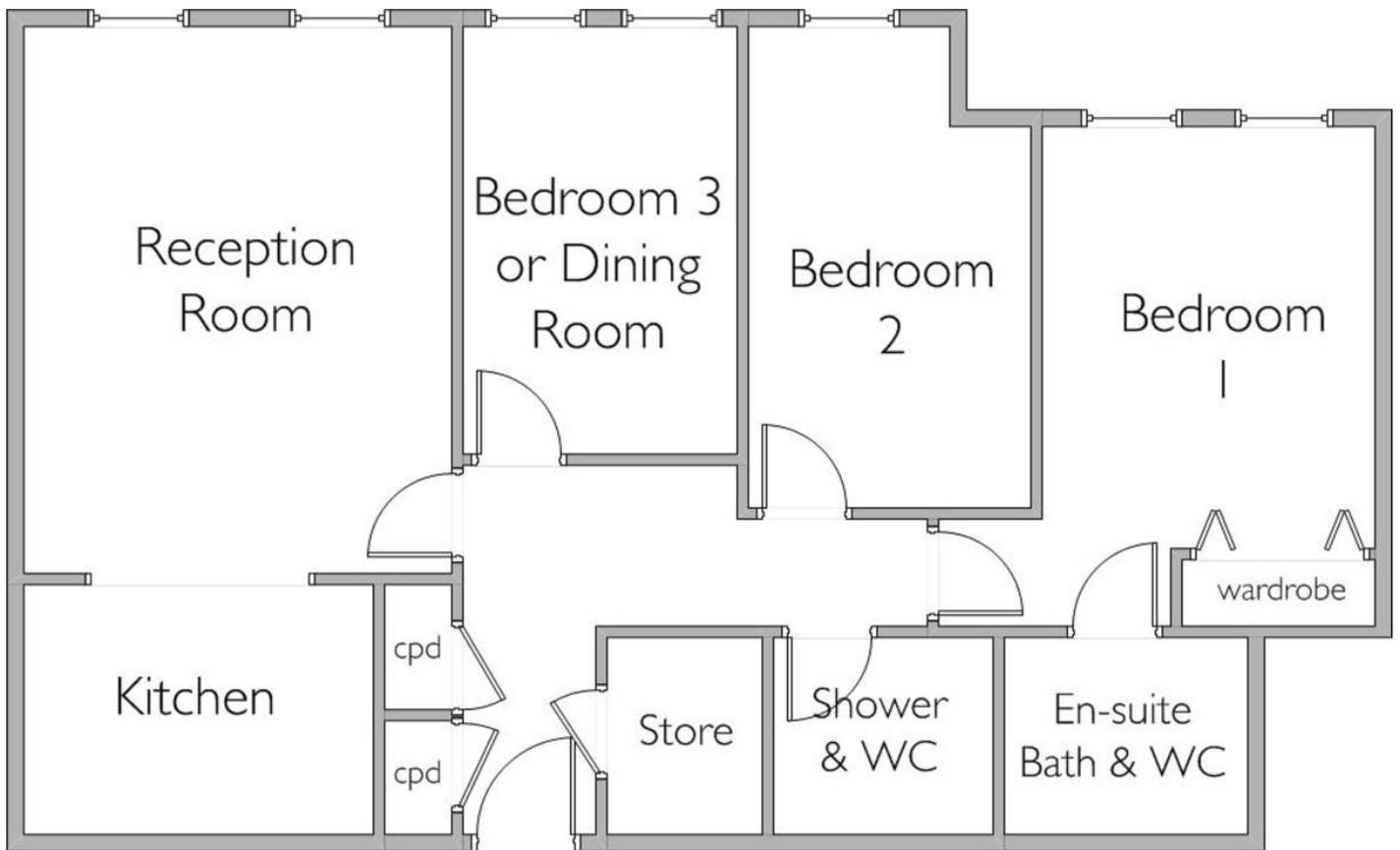
Carlton House has a number of very well-furnished communal areas including the large Living Room which has a fully-stocked kitchen area and is ideal for social events or relaxing with views onto the gardens. There is also a hairdressing salon on-site, laundrette, gym and overnight room for occasional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

PARKING

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



Gross Internal Floor Area: Approximately 905 sq.ft. / 84 sq.m.

PROPERTY PEOPLE PROFESSIONALISM

Sedley House
136 Church Hill
Loughton
Essex
IG10 1LJ

www.stevenette.com
enquiries@stevenette.com
020 3657 6576

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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