

23 Sawyers Court

Chelmsford Road, Brentwood, Essex, CM15 8RH



****PART EXCHANGE AVAILABLE** A STUDIO RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR**

Sawyers Court was constructed by Countryside Properties comprises 27 apartments arranged over 3 floors each served by a lift. Conveniently situated to Shenfield Broadway shops, local Park, Railway Station and with a Bus Stop outside taking you into Brentwood Town Centre. In the case when the Development Manager is off duty there is a 24 hour Appello call system. Each property comprises an entrance hall, lounge, kitchen, bedroom and bathroom. It is a condition of purchase that residents be over the age of 60 years or in the case of a couple, one must be over 60 and the other over 55. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property. Need to sell your own property?

Residents' lounge
Communal Laundry facilities
Lift
Entry phone system
24 hour emergency Appello call system

Lease: 125 years from 1985
Development Manager
Lease: 125 years from 1985
Price to include: carpets, curtains and light fittings



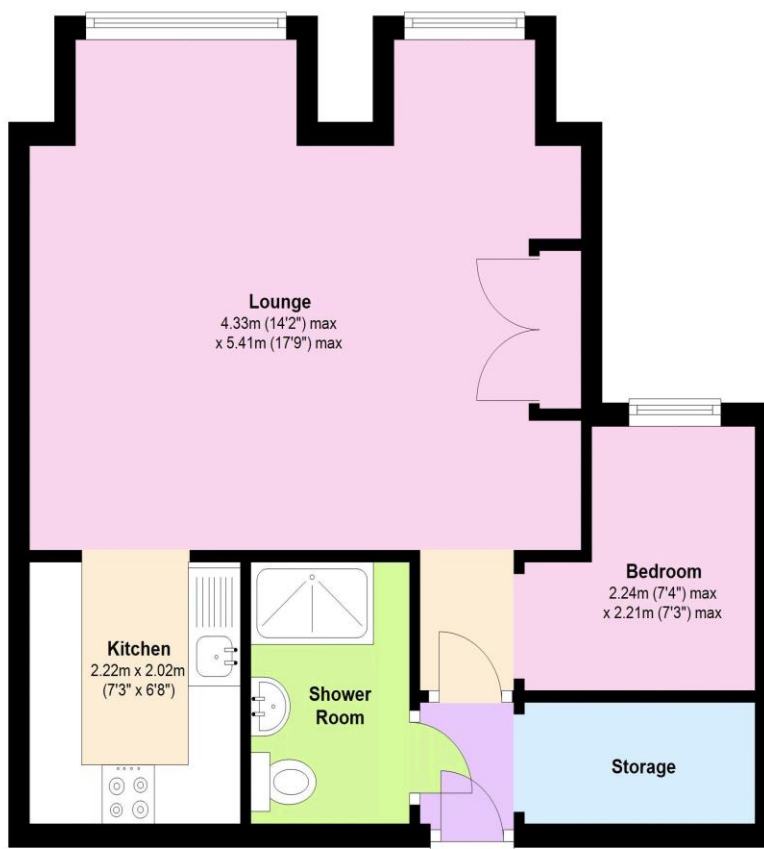
PRICE: £90,000

For more details or to make an appointment to view, please contact

Mandy Abbott

Floor Plan

Approx. 39.5 sq. metres (424.7 sq. feet)






Total area: approx. 39.5 sq. metres (424.7 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan.

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	81
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		71
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

For Financial Year Ending:

31/08/2022

Annual Ground Rent:

£285.70

Ground Rent Period Review:

TBC

Annual Service Charge:

£3089.40

Contingency Fund Balance:

£TBC

Event Fees:

0% Transfer

0% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.