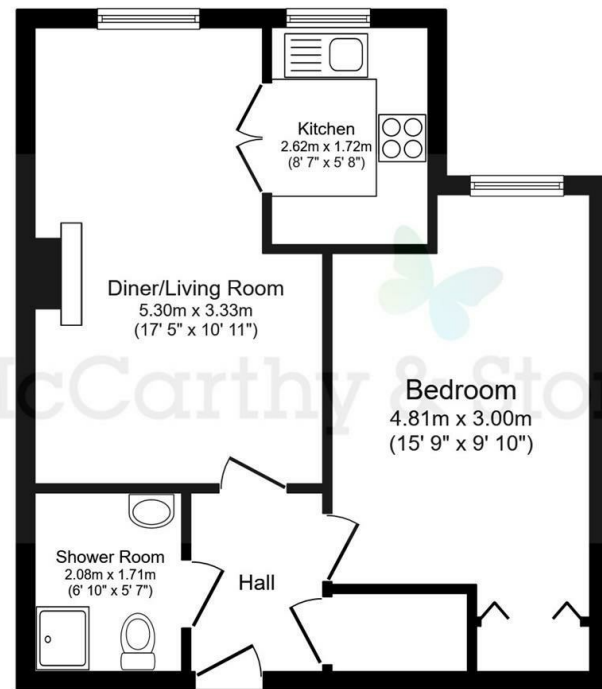


McCARTHY STONE RESALES

25 SANDERS COURT JUNCTION ROAD, BRENTWOOD, CM14 5FG



Total floor area 44.6 sq.m. (480 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com



COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
		79	85



McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



SUPERBLY PRESENTED retirement apartment benefitting from REDECORATION and REPLACEMENT FLOORING throughout. A spacious living room, modern kitchen with BUILT IN APPLIANCES, double bedroom with BUILT IN WARDROBES and a CONTEMPORARY SHOWER ROOM completes this lovely apartment. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place.

PRICE REDUCTION

ASKING PRICE £178,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

JUNCTION ROAD, WARLEY, BRENTWOOD

1 BEDROOMS £178,000

SANDERS COURT

Sanders Court has been designed to support modern living with apartments featuring walk in wardrobes, Sky+ connection point in living rooms, camera entry system for use with a standard TV, and En-suite shower/bathroom in selected two bedroom apartments. The development has a dedicated House Manager on site during their working hours to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind, the development has CCTV door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

APARTMENT OVERVIEW

Presented in an 'as new' condition, this beautiful apartment has been freshly decorated throughout with new carpets and flooring. Curtains and light fittings included.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway doors leading to a walk-in storage cupboard/airing cupboard and additional store cupboard. Smoke detector. Security door entry system. Doors lead to the living room, bedroom and shower room.

LIVING ROOM

Spacious living room with large window allows plenty of room for dining. Electric fire and surround providing a great focal point. TV point with Sky/Sky+ connectivity (subscription fees may apply), two ceiling lights, curtains, raised electric power sockets and storage heater. Glazed double doors lead into a separate kitchen.

KITCHEN

Fitted kitchen with a range of base and eye level units. UPVC double glazed window sits above the stainless steel sink with lever tap and drainer. Built in electric oven. Ceramic hob and cooker hood above. Integral fridge and freezer. Wood effect flooring, ceiling light.

BEDROOM

Generously sized bedroom benefiting from a built in wardrobe with mirror fronted sliding doors. TV and phone point, ceiling light, raised electric power sockets and storage heater.

SHOWER ROOM

Fully tiled and fitted with suite comprising of a double shower cubicle with glass screen and

support hand rail, WC, vanity unit with sink and mirror above, heated towel rail, extractor fan, wood effect flooring and emergency pull cord.

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £3,024.11 per annum (for financial year end 28/02/2025).

LEASE INFORMATION

Lease length: 125 years from 1st June 2008

Ground rent: £730.81 per annum

Ground rent reviewed: 1st June 2038

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

