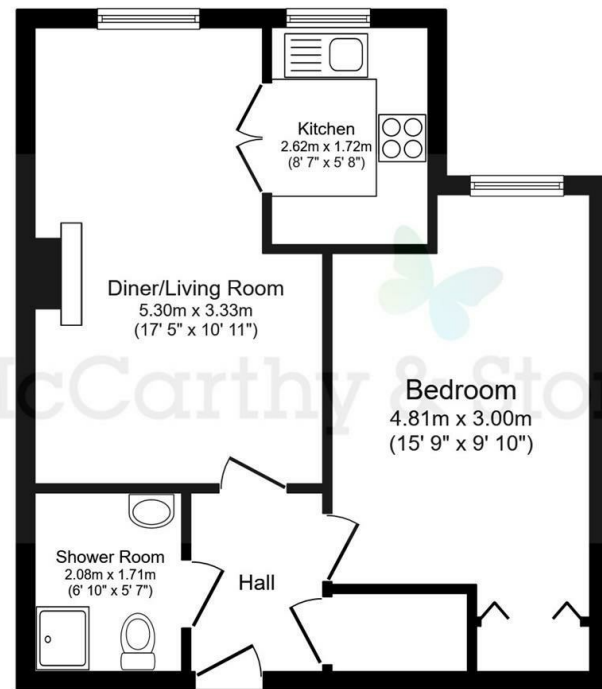


# McCARTHY STONE RESALES

## 25 SANDERS COURT JUNCTION ROAD, BRENTWOOD, CM14 5FG



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

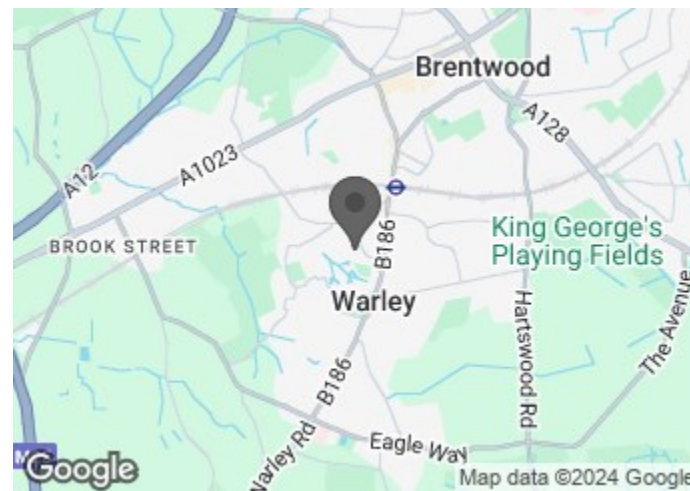
Printed Contact Details...

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

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### COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>79</b>	<b>85</b>



# McCARTHY STONE RESALES

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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 £175,000 LEASEHOLD

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

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

# JUNCTION ROAD, WARLEY, BRENTWOOD

# 1 BEDROOMS £175,000

## 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

