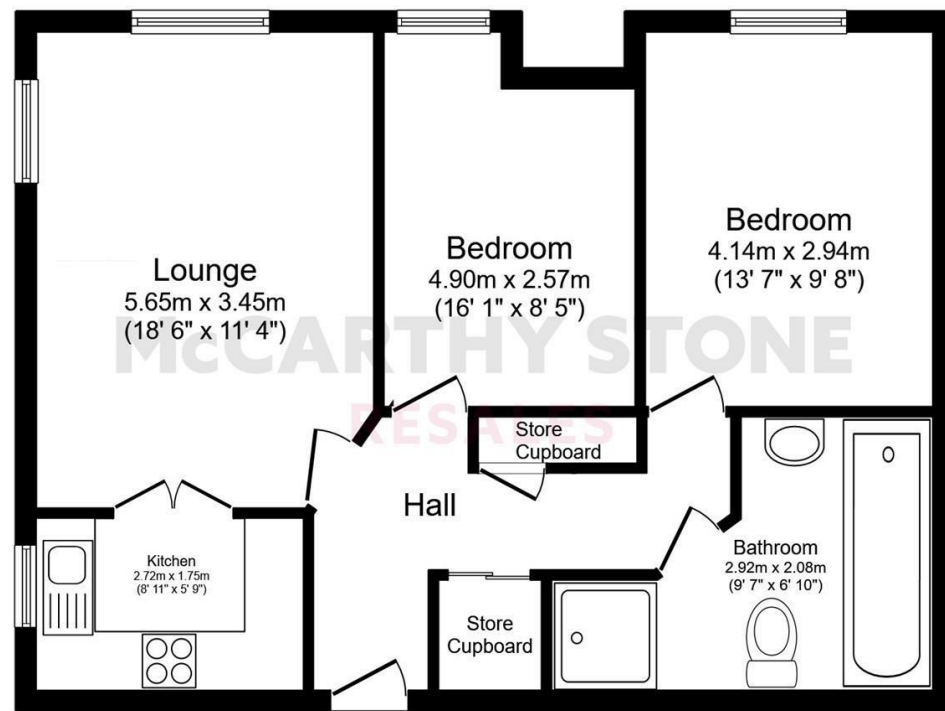


McCARTHY STONE RESALES

12 SANDERS COURT JUNCTION ROAD, BRENTWOOD, CM14 5FG



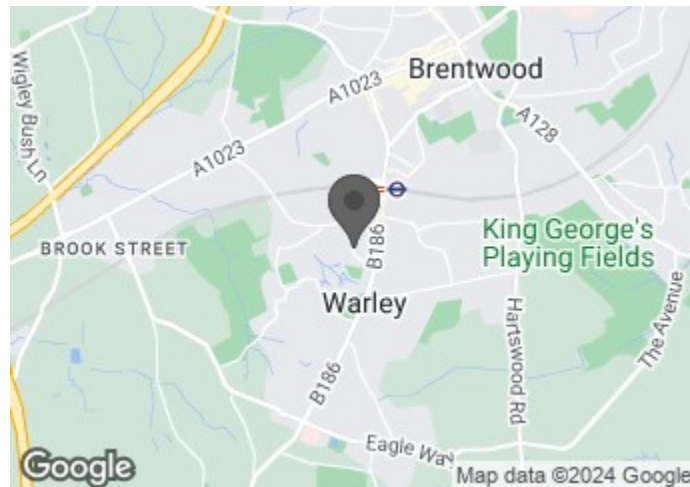
Floor Plan

Total floor area 60.6 m² (653 sq.ft.) approx

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: D



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



BEAUTIFULLY PRESENTED, TWO bedroom retirement corner apartment, situated on the first floor, DOUBLE ASPECT LIVING ROOM making it BRIGHT and AIRY.

ASKING PRICE £275,000 LEASEHOLD

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

resales@mccarthystone.co.uk | mccarthystonerestates.co.uk

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SANDERS COURT, JUNCTION ROAD, WARLEY, BRENTWOOD

2 BED | £275,000

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

APARTMENT OVERVIEW

A wonderfully presented two bedroom apartment situated in the corner of the first floor. A double aspect living room allows plenty of natural light into the apartment. The second bedroom could be used as a study, dining room or hobby room.

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 both bedrooms, living room, and shower room.

LIVING ROOM

Spacious double aspect living room with large double glazed window. Electric fire with feature surround providing a great focal point. TV point with Sky/Sky+ connectivity (subscription fees may apply). Two ceiling lights. Raised electric power sockets. 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.

MASTER BEDROOM

A spacious double bedroom with built in wardrobe featuring mirror fronted doors. Ceiling light. TV and telephone point.

BEDROOM TWO

A double room which would be perfect for use as a dining room, study or a hobby room. Fitted carpets, ceiling light.

BATHROOM

Bathroom features a bath and a separate walk-in shower. WC; with wash basin and mirror above. Heated towel rail. Wall mounted heater. Extractor fan, slip-resistant flooring.

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

Service charge: £4112.04 per annum (for financial year end 28/02/2024).

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

GROUND RENT

Ground rent - £495 per annum
Ground rent review: 1st June 2023

LEASE INFORMATION

125 years from 1st June 2008

ADDITIONAL INFORMATION & SERVICES

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

