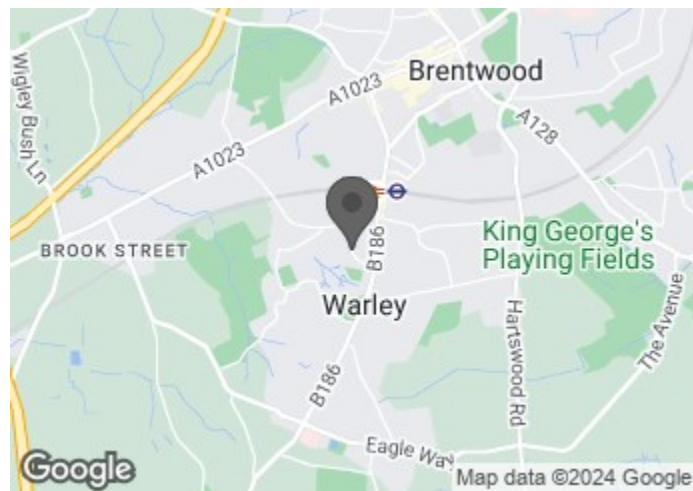


APPROX. GROSS INTERNAL FLOOR AREA 510 SQ FT / 47 SQM	Sanders Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 18/03/24
	photoplan

COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

**2 SANDERS COURT
JUNCTION ROAD, BRENTWOOD, CM14 5FG**



A purpose built one bed GROUND FLOOR retirement apartment ~Built & Managed by McCarthy Stone~

Sanders Court has been designed to support modern living with apartments featuring built in wardrobes to the bedroom, Sky+ connection point in living rooms, camera entry system for use with a standard TV. The development has a dedicated House Manager on site during their working hours to take care of the running of the development. 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.

ASKING PRICE £179,500 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

SANDERS COURT, JUNCTION ROAD, WARLEY, BRENTWOOD, ESSEX, CM14 5FG

1 BED | £179,500

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. 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.

THE APARTMENT

This is a superb ground floor retirement apartment which has been very well maintained, meaning someone can move straight in without any hassle of refurbishments. The spacious living room creates a wonderful bright space and offers direct access to the car park and gardens providing far more space to enjoy come those summer months.

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 there is a door to a storage cupboard/airing cupboard. Smoke

detector. Security door entry system. Doors lead to the bedroom, living room, and bathroom.

LIVING ROOM

Lovely bright and airy living room, with a double glazed patio door and window to side leading to a paved area and car park beyond. Feature fireplace providing a focal point for this lovely room. TV point with Sky/Sky+ connectivity (subscription fees may apply). Telephone point. 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.

BATHROOM ROOM

Fully tiled and fitted with suite comprising low level bath with grab rails; electric shower unit above bath and glazed shower screen; low level WC; vanity unit including storage with wash basin and mirror above. Heated towel rail. Wall mounted heater. Extractor fan.

MASTER BEDROOM

Double bedroom with built in wardrobe featuring mirror fronted doors. Ceiling light. TV and telephone point. Double glazed window.

SERVICE CHARGE (BREAKDOWN)

- 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 is £3,024.11 per annum (for financial year ending 28/02/2025)

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.

LEASEHOLD INFORMATION

Lease length: 125 years from 1st June 2008

Ground Rent: £425 per annum

Ground Rent review date: June 2023

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

PARKING

Parking is available on a first come first served basis.

ADDITIONAL INFORMATION & SERVICES

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

