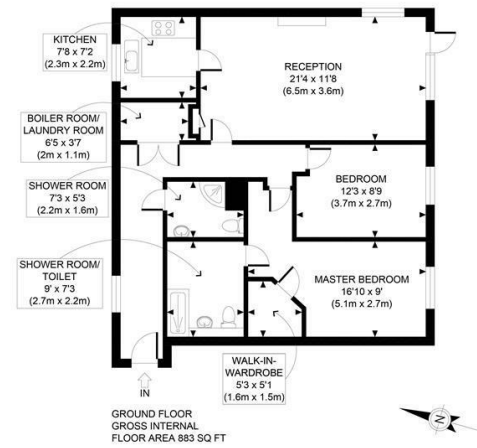


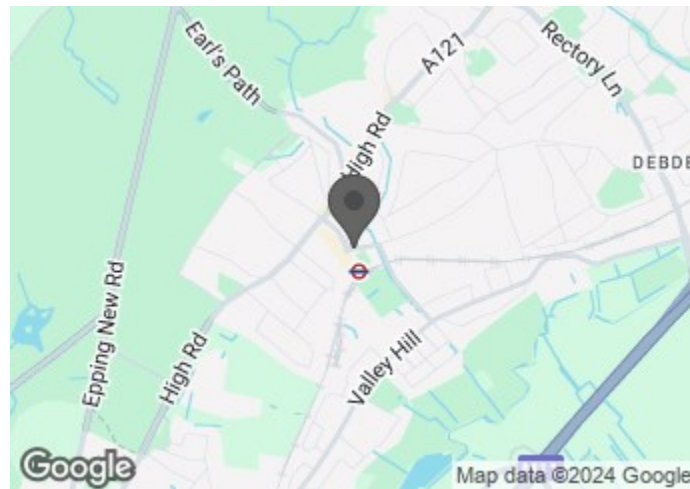
McCARTHY STONE RESALES

6 POETS PLACE 11 ALDERTON HILL, LOUGHTON, IG10 3FS



APPROX. GROSS INTERNAL FLOOR AREA 883 SQ FT / 82 SQM
 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.
 Poets Place
 photoplan

COUNCIL TAX BAND: E



| 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 | | |



A SUPERBLY PRESENTED 2 bedroom apartment with a COVERED PATIO, situated on the GROUND FLOOR within a DESIRABLE McCarthy Stone development. CAR PARKING SPACE INCLUDED.

ASKING PRICE £525,000 LEASEHOLD

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

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

McCARTHY STONE RESALES

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ALDERTON HILL, LOUGHTON

2 BED | £525,000

SUMMARY

Poets Place was built by McCarthy and Stone and designed specifically for independent retirement living for the over 60's. The development consists of 40 one and two bedroom apartments with design features to make day-today living easier.

The apartments boast underfloor heating throughout, Sky/Sky+ connection points in living rooms, and secure camera entry system with use with a standard TV. The dedicated House Manager is on site Monday to Friday - 8:45am till 3pm their working hours to take care of the running of the development.

The Homeowners' lounge provides a great space to socialise with friends and family. There many social activities which residents can dip in and out, for example a monthly book club, fish and chip nights, quiz evenings, birthday celebrations and also organised theatre and shopping trips.

Poets place is a lovely development due to its convenient location and beautiful landscape gardens which can be enjoyed all year round.

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

Poets Place is located on one of Loughton's highly desirable and prominent roads. You will find an abundance of restaurants, cafes, bars and local convenience stores within easy reach. Sainsburys and Morrisons supermarkets and M&S simply food are a short distance away on High Road. For days out there's Epping Forest with its picturesque lake. There are plenty of local bus routes in addition to Central Line Station with direct links into The City and West End.

A superbly presented two bedroom, two shower room ground apartment benefiting from the living room opening onto a covered paved patio with garden views. The master bedroom has a walk-in wardrobe whilst bedroom two would make an ideal study or dining room. This apartment comes with it's own allocated car parking space.

ENTRANCE HALL

Front door with spy hole leads to the entrance hallway. Wall mounted 24-hour emergency response panel. Light switches, smoke detector and security door entry system. Door leading to a utility area with washer/dryer and storage. All doors leading to the Living room, Bedrooms and shower room.

LIVING ROOM AND PATIO

A spacious, well presented double aspect living room benefiting from French doors leading to a covered and paved patio area, overlooking the communal gardens and additional side full length window allowing lots of natural light in. There's ample space for dining. Feature fireplace. Sky TV and telephone points, two ceiling lights, raised electric power sockets. Part glazed door leads into the separate kitchen.

KITCHEN

Fitted with a range of modern wall and base units with contrasting work surfaces. Built-in electric oven and microwave, ceramic hob with stainless steel chimney style extractor hood over. Stainless steel sink with mixer tap sits in front of the double glazed, automatic opening window. Fitted integrated fridge and freezer and dish washer. Under unit lighting, ceiling downlights and ceramic floor tiling.

BEDROOM ONE WITH EN-SUITE SHOWER ROOM

A bright and airy double bedroom with a double glazed window. A large walk in wardrobe provides plenty of hanging space, drawers and shelving. TV & phone points and raised sockets. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

Fully fitted modern suite comprising of a large walk -in shower with a support rail, vanity unit with storage and wash hand basin, illuminated mirror over and close coupled WC. Half height ceramic wall tiling, chrome towel rail and floor tiling.

BEDROOM TWO

Second double bedroom that would be perfect for alternative uses such as a study or dining room. TV & phone points and raised sockets. Ceiling light, fitted carpets.

SHOWER ROOM

Fully fitted modern suite comprising of a shower cubicle with a support rail, hand basin with illuminated mirror over and WC. Half height ceramic wall tiling, chrome towel rail and floor tiling.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water for communal areas
- 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: £4,393.69 per annum (until financial year ending 30/06/2025).

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. Find out more about service charges please contact your Property Consultant or House Manager

LEASEHOLD

999 years from 2017.

Annual Charge £495

Ground rent review: Jan-32

CAR PARKING

This apartment has its own allocated car parking space.

ADDITIONAL INFORMATION & SERVICES

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

