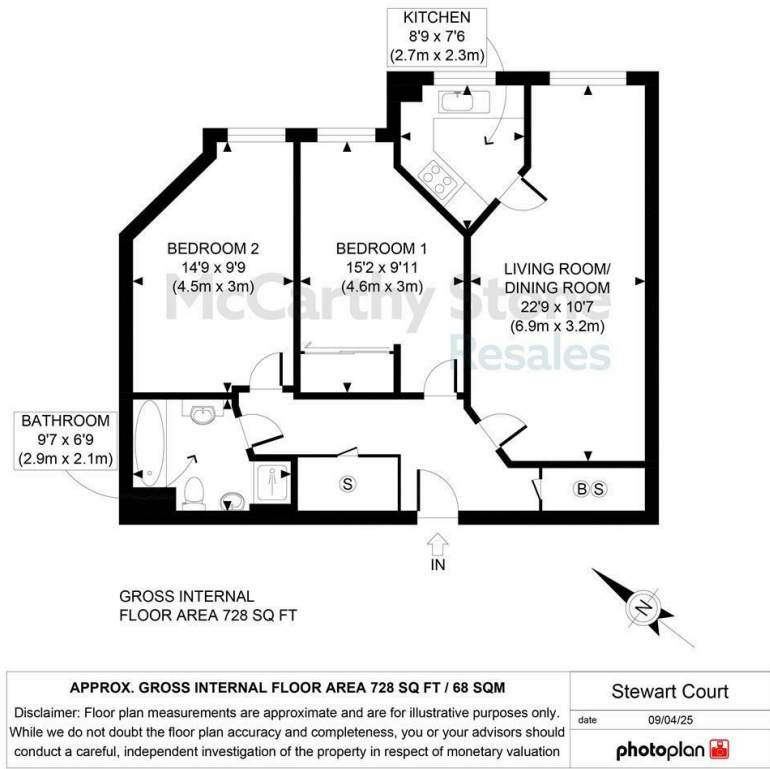


24 Stewart Court

19 High Street, Epping, CM16 4FJ



Asking price £395,000 Leasehold

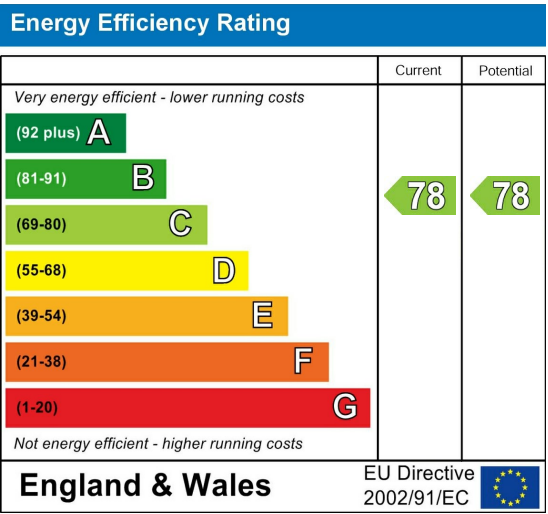
A light and spacious generously sized TWO bedroom apartment situated on the FIRST FLOOR with LIFT ACCESS. Bedroom two has the potential to be used as a study, hobby room or dining room. This two bedroom apartment is nestled in Stewart Court, a McCarthy Stone retirement living development which is situated in the heart of Epping and in close proximity to the shops for convenience.

~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

Call us on 0345 556 4104 to find out more.

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

Council Tax Band: E



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.



Stewart Court, High Street, Epping

Stewart Court

Stewart Court is situated on the High Street of Epping, just half a mile from the town centre where you will find an assortment of amenities. The town borders the northern end of Epping Forest, which provides a number of well designed walks.

Stewart Court has been designed and constructed for modern retirement living. The development has a dedicated House Manager on site during working hours to take care of things and make you feel at home. 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 camera 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 and, 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).

Apartment Overview

A light and spacious generously sized two bedroom apartment situated on the first floor with lift access. This two bedroom apartment is nestled in Stewart Court, a McCarthy Stone retirement living development which is situated in Epping.

Entrance Hall

Front door with spy hole leads to the entrance hall. 24-hour Tunstall emergency response speech module, and security door entry system. Large walk-in storage cupboard. Doors lead to the bathroom, cloakroom, bedroom, and living room. Smoke detector.

Living Room

A bright and spacious living area with ample room for dining. Glass panelled door leading to kitchen area. Raised power points for convenience and ceiling light point.

Kitchen

The kitchen is fully fitted with laminate roll top worktops, four ring electric hob, single oven, integrated fridge/freezer. Ample wooden effect wall and base cabinets as well as drawers for storage. Stainless steel sink with chrome mixer tap sits beneath a double glazed window. Ceiling spotlights.

Master Bedroom

A bright and spacious double room with views over the front elevations and built in mirrored double sliding wardrobe. Raised power sockets for convenience.

Bedroom two

A bright and spacious double room with window overlooking the front aspect of the property. Ceiling light point. Raised power points for convenience. Potential to be used as a study, hobby room or dining area.

Bathroom

Generously sized bathroom, neutrally tiled in cream from floor to ceiling. The option for both baths and showers, with raised shower cubicle. Wooden effect cabinetry for storage, toilet, bidet, basin. Mirrored vanity cabinets to both walls and wall mounted chrome towel rail. Emergency pull cord from ceiling.

Parking Permit Scheme

Permits are available on a first come, first served basis at an annual charge of £250. Please check with the House Manager on site for availability.

Service Charge

- 24-hour emergency call system
- on-site visiting house manager
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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.

Annual Service Charge fee: £5,558.52 for financial year ending

2 Bed | £395,000

01/03/2026

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

Leasehold

Lease term: 125 years from 1st Jan 2010

Ground rent - £495 per annum

Ground rent review: 1st Sept 2025

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

Moving Made easy & Additional information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

- Fibre to the cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

