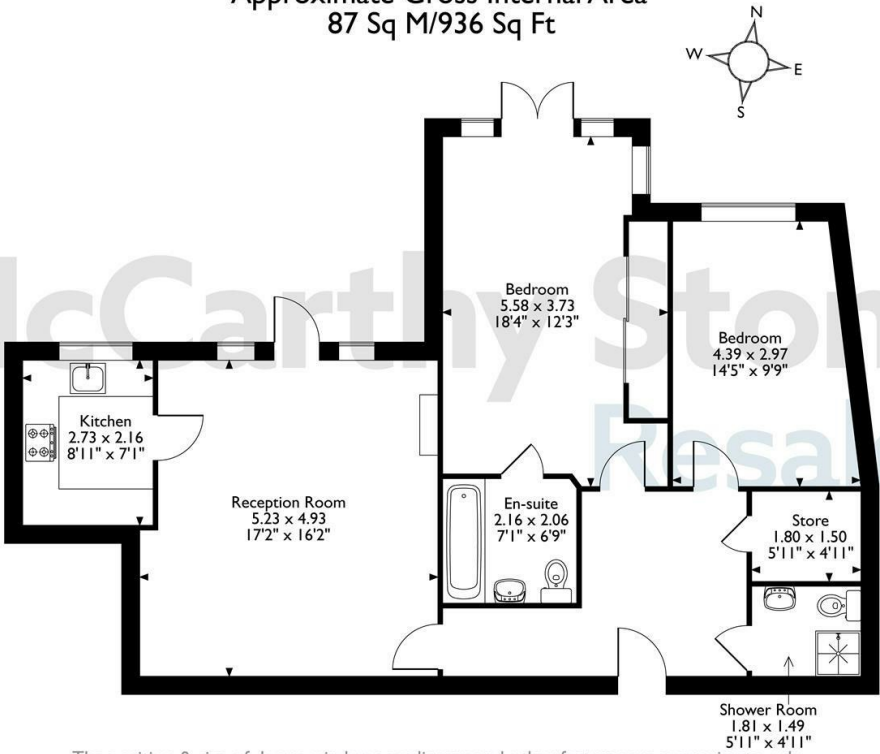
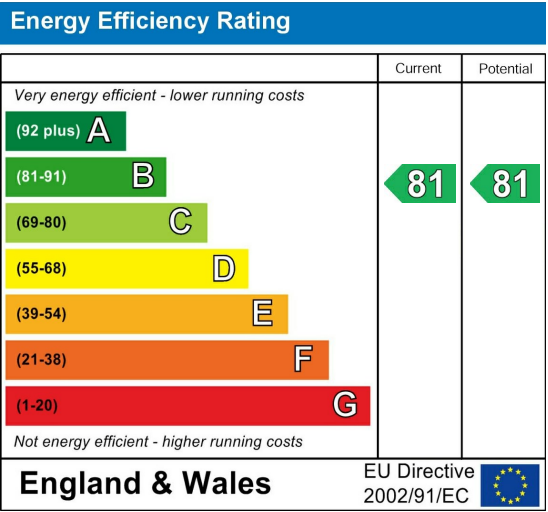


5, Chinnerys Court, Braintree, Essex  
Approximate Gross Internal Area  
87 Sq M/936 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8646337/DST.

Council Tax Band: B



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.



## 5 Chinnerys Court

Panfield Lane, Braintree, CM7 2AU



Asking price £310,000 Leasehold

\*\*GUIDE PRICE: £290,000- £310,000\*\*

A light and Spacious TWO BEDROOM, GROUND FLOOR apartment boasting a MODERN KITCHEN, generously sized DOUBLE BEDROOMS with MAIN BATHROOM and EN-SUITE, walk out PATIO area perfect for a bistro table. Chinnerys Court, a McCarthy Stone Retirement development is nestled in Braintree.

\*Entitlements Advice and Part Exchange available\*

Call us on 0345 556 4104 to find out more.

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



# Chinnery Court, Panfield Lane, Braintree, Essex, CM7 2AU

**Chinnerys Court**  
Chinnerys Court, built by McCarthy & Stone, is conveniently located a short walk from the town centre and an abundance of high street shops, restaurants, cafes and other amenities. Chinnerys Court has been designed to support modern independent retirement living with the majority of apartments featuring walk in wardrobes, Sky+ connection point in living rooms, underfloor heating, and 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 running 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 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 of age or over. The development also has it's own laundry room.

**Local Area**  
The development has a wonderful friendly community feel, reflected by the social calendar which homeowners can partake in as much or as little as they wish. There are always plenty of regular activities to choose from including; fitness classes, coffee mornings, games/quiz nights, and themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish. The development enjoys excellent communal facilities including a super homeowners lounge and landscaped gardens.

**Entrance Hallway**  
Front door with spy hole leads to the entrance hall where the 24-hour Tunstall emergency response system is situated. Door to a walk-in storage/airing cupboard. Security door entry system. Doors leading to the bedroom, living room and wet room.

**Lounge**  
A bright and airy south west facing, dual aspect lounge with large double glazed window allowing the natural light to flood in. Living room has access to outside space via the French doors. TV point



with Sky+ connectivity (subscription fees may apply). Telephone points. Two ceiling light points. Raised electric power sockets. Partially glazed door leads to a separate kitchen.

**Kitchen**  
Fully fitted modern kitchen with a range of base and wall units. Granite styled work surfaces with tiled splash back. Stainless steel sink with lever tap and drainer sits beneath a large double glazed window. Built in electric oven. Ceramic four ringed hob with extractor hood above. Fridge & freezer. Dishwasher. Tiled floor.

**Master Bedroom**  
Double south west facing bedroom with a walk-in wardrobe housing rails and shelving. Ceiling light point. TV and telephone point. Raised power sockets. Double glazed window.

**Ensuite Bathroom**  
A fully tiled bathroom comprising; Bath with shower over WC; Vanity unit with wash hand basin; Fitted mirror; Emergency pull-cord.

**Bedroom Two**  
Double south west facing bedroom double glazed window that would be perfect for use as a dining/hobby room or study. Ceiling light point. TV and telephone point. Raised power sockets. Double glazed window.

**Guest Shower Room**  
A fully tiled purpose built wet room comprising; Shower; WC; Vanity unit with wash hand basin; Fitted mirror; Emergency pull-cord.

**Parking Permit**  
The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

**Service Charge**

- Apartment heating bills
- 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



## 2 Bed | £310,000

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: £5,589.96 (for financial year ending 30/09/2025.)

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)'.

**Lease Information**  
Lease length: 125 years from the 1st June 2014  
Ground Rent: £495 per annum  
Ground rent review: 1st June 2029

**Moving Made Easy and 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.

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

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

