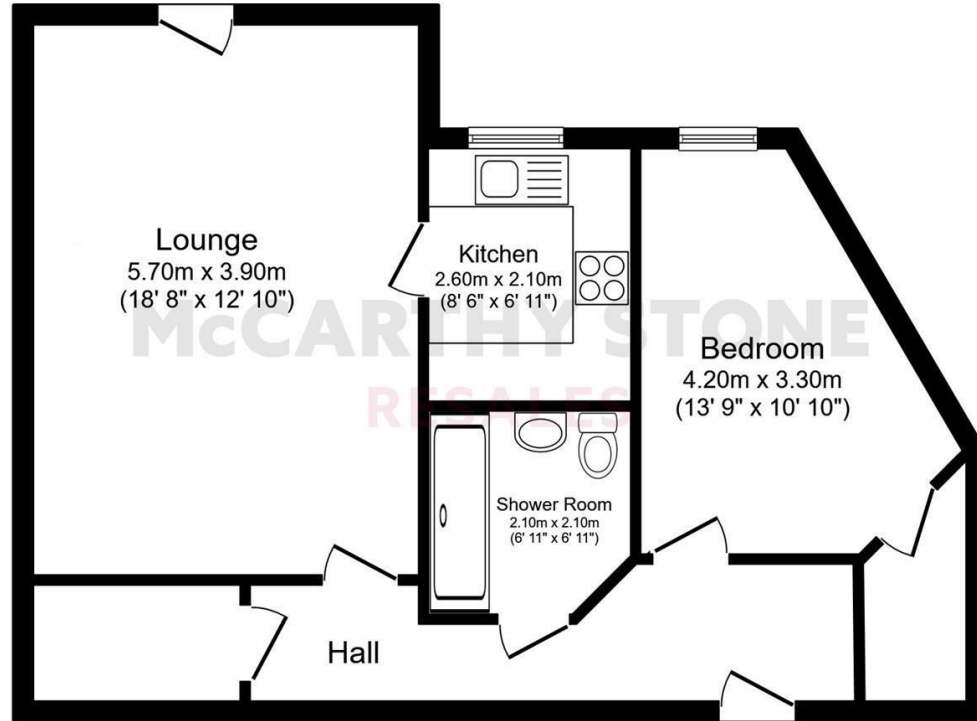


14 Chinnerys Court

Panfield Lane, Braintree, CM7 2AU



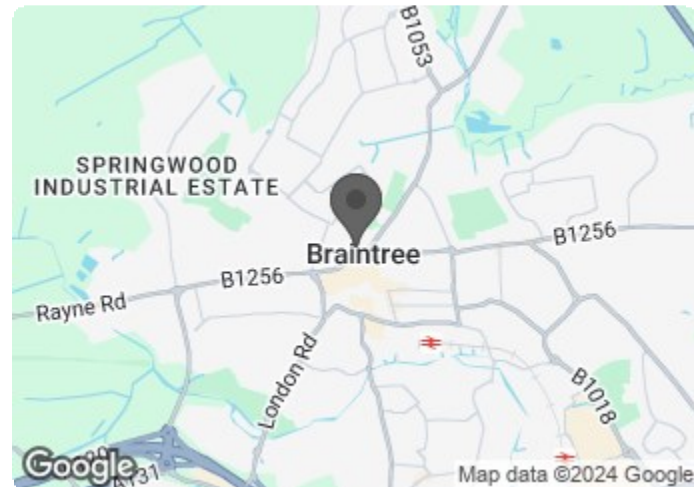
Total floor area 57.5 m<sup>2</sup> (619 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com

Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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Asking price £235,000 Leasehold

A SOUTH FACING one bedroom GROUND FLOOR apartment with patio area, situated within a McCarthy Stone independent retirement living development.

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

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# Chinnerys Court, Panfield Lane, Braintree

1 bed | £235,000

## Chinnerys Court

Chinnerys Court, built by McCarthy & Stone, is conveniently located roughly 0.5 miles 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.

## Social Community

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 Hall

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 cupboard/airing cupboard. Security door entry system. Doors leading to the lounge, shower room and bedroom.

## Lounge

A well-proportioned neutrally decorated living room with patio door giving access to a small patio. TV point with Sky+ connectivity (subscription fees may apply), telephone points, two ceiling light points and 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 below the window with blind. Built in electric oven, ceramic four ringed hob with extractor hood above. Integral fridge & freezer. Slim line dishwasher. Tiled floor.

## Bedroom

Double bedroom with the benefit of a walk-in wardrobe housing rails and shelving. TV and telephone point, ceiling light point and raised power sockets.

## Shower

A fully tiled purpose built wet room comprising; full length shower with sliding glass door; WC; Vanity unit with wash hand basin and mirror above. Emergency pull-cord.

## Parking Permit Scheme (subject to availability)

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 (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

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.

Service charge: £3,726.71 per annum (for financial year ending 30/09/25)

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements e.g Attendance Allowance £3,500-£5,200)'.

## Lease Information

Lease length: 125 years from the 1st June 2014

Ground rent: £425 per annum

Ground rent review: 1st June 2029

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

## Additional Service

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs.

**\*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

**\*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

**\*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

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

