



## Ravenscourt, Sawyers Hall Lane

Brentwood, CM15 9BE

\*\*\* GUIDE PRICE £130,000 TO £150,000 \*\*\* OVER 60's Retirement Property, Located within walking distance of Brentwood's thriving High Street is this one bedroom 1st floor retirement apartment. The accommodation includes one bedroom, open plan lounge/diner with Juliet Balcony overlooking the most attractive communal gardens. fitted kitchen, electric boiler. Benefits within the development include, communal gardens and parking, guests lounge and visitors suite.

**Guide Price £130,000 - £150,000 - Leasehold - Council Tax: C**

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## Entrance Hall

Entrance via communal door and hall to private front door. Entry phone system, electric heater, carpet,

## Lounge/Diner

13'8 x 11'3 (4.17m x 3.43m)  
Double glazed window to rear and double glazed French doors opening to Juliet Balcony overlooking the communal gardens to rear, electric radiator, carpet.

## Kitchen

8'2 x 6'7 (2.49m x 2.01m)  
Range of fitted wall and base units, integrated appliances including electric NEF oven with hide and slide door, hob and extractor hood. space for fridge-freezer, Tiled splash backs, tiled floor.

## Bedroom

11'3 x 10 (3.43m x 3.05m)  
Double glazed window overlooking the communal gardens to rear, range of fitted bedroom furniture, electric radiator, carpet.

## Shower Room

Shower cubicle, low level WC, vanity wash hand basin, electric heated towel rail, extractor, tiled walls, tiled floor.

## Storage

Newley fitted electric boiler and hot water tank.

## Parking

One allocated parking space with additional visitors spaces available.

## Communal Gardens

Communal gardens surrounding the development for residents and visitors.

## Communal Facilities

Communal facilities for the development include, residents lounge and laundry room.

## Lease Details

We have been advised by the vendor of the following:

Lease was 125 years in 1987, remaining 88 years

Service Charge - £2025 per annum

## Material Information

We have been advised by the sellers the following information:

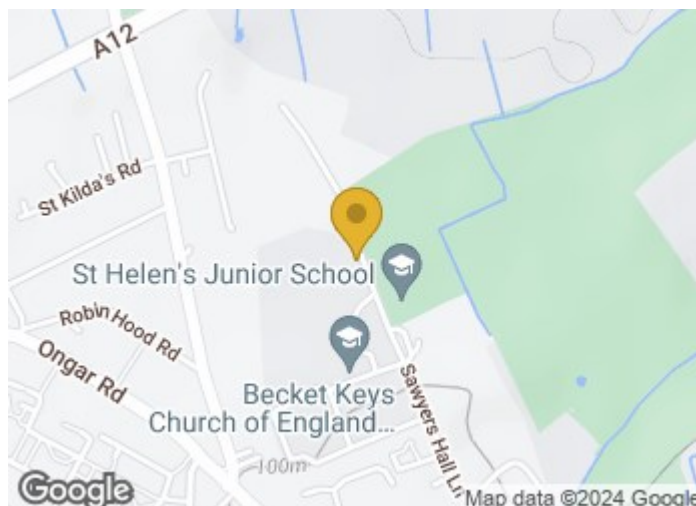
Lease Remaining: 88 years

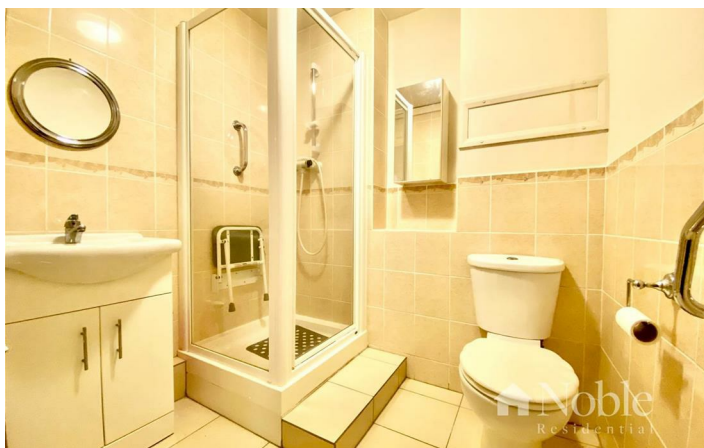
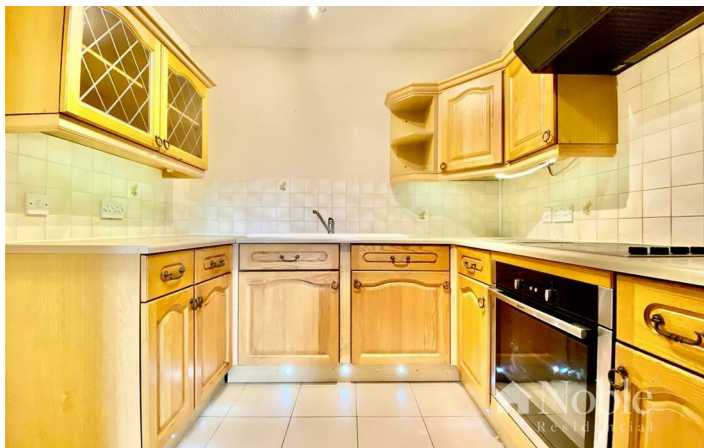
Annual Ground Rent: £0

Ground Rent Review Period: TBC

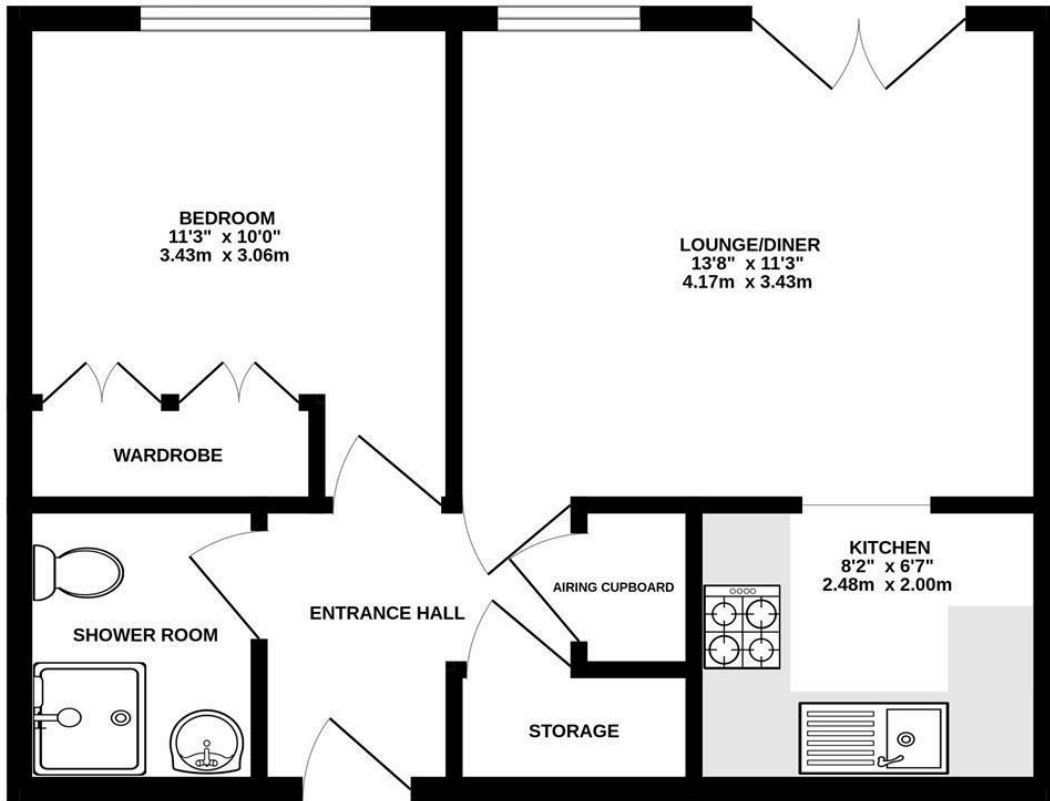
Review increase: TBC

Annual Service Charge: £2,025.00





FIRST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 430sq.ft. (39.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Material Information:  
Council Tax Band: C  
Tenure: Leasehold

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	