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MEACOCK & JONES



Flat 56 Homehurst House Sawyers Hall Lane

Guide price £110,000 - £120,000

*** Initial Offers Invited In The Region Of £110,000 - £120,000 *** Situated just a stones throw to Brentwood High Street, with its excellent options for shopping and socialising, and with local doctors and pharmacies a short distance away, we are delighted to offer for sale, with no onward chain, this spacious one bedroom top floor retirement apartment, with lift access.

The entrance hall gives access to the good sized living room with feature fireplace, window overlooking the gardens, and plenty of space to arrange your sofa and armchairs. The fitted kitchen has modern white units at base and eye level, integrated oven and hob, plus space for a fridge/freezer. The fully tiled shower room has a walk in shower with electric shower fitted, and completing the internal layout is the good sized bedroom, which has built in wardrobes and enjoys views over the gardens. Within the development is a communal residents lounge and laundry room, lift to all floors, CCTV to the exterior and a 24-hour emergency call system, plus the convenience of a service manager at the front desk between 9am and 2pm. Externally there is a car park and well-maintained communal gardens.



Accommodation comprises:

Hallway

Living Room

16'11 x 10'7 (5.16m x 3.23m)

Kitchen

7'3 x 5'5 (2.21m x 1.65m)

Bedroom

12'1 x 8'8 (3.68m x 2.64m)

Shower Room

AGENTS NOTE:

TENURE - Leasehold.

Expires 1 September 2084

Service Charge: £1,078.23 half yearly

Ground Rent: £226.72 half yearly

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

417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 417 sq.ft. (38.8 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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