



19 Sawyers Court Chelmsford Road
Shenfield
£125,000

MEACOCK & JONES

19 Sawyers Court Chelmsford Road, Shenfield, , CM15 8RH

A very pleasant top floor one bedroom retirement apartment. The property is situated on the south side of this very popular retirement complex. The building is in a most convenient location, only a few minutes walk from Shenfield Broadway shops and trains. This development has the benefit of a shared residency lounge providing an opportunity to socialise with other residents if desired.

From the secure entrance, a staircase and lift rises to the second floor landing, where the property can be found. A door opens to the entrance hall.

Entrance Hall

Coved cornice to ceiling. Door to airing cupboard fitted with hot water cylinder and slatted shelving. Electric storage heater. Useful cupboard

Living Room

15'3 x 11'8 (4.65m x 3.56m)

A lovely bright and spacious room drawing maximum light from a dormer window on the southerly elevation of the building, that provides elevated views of the well tended communal gardens. Coved cornice to ceiling. Electric storage heater. Feature wood effect flooring.

Kitchenette

6'10 x 6'5 (2.08m x 1.96m)

Fitted with a range of light coloured units that comprise base cupboards, drawers and matching wall cabinets along two walls. A marble effect work top incorporates a one and a quarter bowl single drainer sink unit with mixer tap. Double glazed Velux style window to the rear elevation.

Bedroom

11'8 x 8' (3.56m x 2.44m)

This is a very good sized bedroom with a dormer window to the front elevation and electric storage heater fitted below. Coved cornice to ceiling. A set of doors open to reveal a built-in wardrobe that provides ample hanging and shelving space. Feature wood effect flooring.

Shower Room

Fitted with a walk in wet room style shower, wash hand basin and WC.

Agent's Note

Lease Term - 85 Years Remaining

Service Charge - £2,434.61 Half Yearly

Ground Rent - £183.14 Half Yearly

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact.

Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.



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

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

