

39 Homehurst House

Sawyers Hall Lane, Brentwood, Essex, CM15 9BU



PRICE: Offers in the Region Of £120,000 **Lease: 99 years from 1985**

Property Description:

A RE-DECORATED AND RE CARPETED, LARGER THAN AVERAGE ONE BEDROOM SOUTH FACING RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR. Homehurst House was constructed by McCarthy & Stone (Developments) Ltd and comprises 58 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Within close proximity of Doctors, Pharmacy and Brentwood town centre. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

Residents' lounge
Communal Laundry facilities
24 hour emergency Appello call system
CCTV
Development Manager

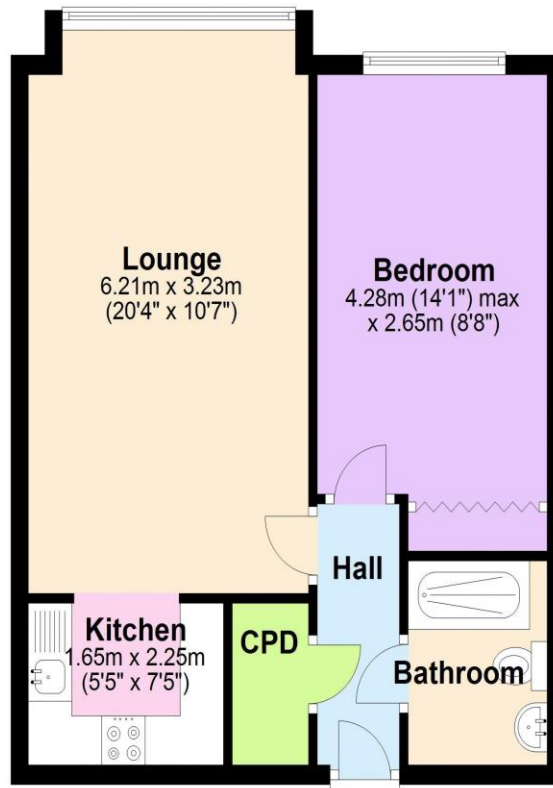
Guest Suite
Lift to all floors
Lease: 99 years from 1985
PRICE TO INCLUDE CARPETS, LIGHT
FITTINGS



**For more details or to make an appointment to view, please contact
Mandy Abbott**

Floor Plan

Approx. 43.6 sq. metres (469.5 sq. feet)



Total area: approx. 43.6 sq. metres (469.5 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

31/08/2025

Annual Ground Rent:

£510.12

Ground Rent Period Review:

Nest Uplift 2029

Annual Service Charge:

£3234.68

Council Tax Band:

B

Event Fees:

**1% Transfer
0% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.