



21 Alexander Mews, Sandon , CM2 7TT
£250,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Set in a private off-road position within a most desired development for the over 55's is this end of terrace bungalow with a GARAGE. The property also offers a lounge with fireplace, kitchen with all appliances, shower room & a conservatory. Externally, along with the garage, there is a private rear garden that backs directly onto a meadow which is for the use of Alexander Mews residents. Howe Green is located south of Chelmsford where all possible amenities can be found and also with a short drive of major roads such as the A12 & A130. The development offers the security of an on-site Manager. There is also a communal lounge within the main building where events are regularly held. NO ONWARD CHAIN. Energy rating E.

Entrance Hall

Panelled entrance door, electric wall radiator, Built-in store cupboard, door to lounge and cloakroom.

Cloakroom

Obscure glazed window to front, two piece suite.

Lounge 14'3 x 10'1 (4.34m x 3.07m)

Window to front & electric wall radiator. Feature fireplace. Door to bedroom and kitchen.

Kitchen 10'6 x 6' (3.20m x 1.83m)

Range of fitted base and wall storage units and laminate work surfaces. Built-in oven and hob. Washing machine and fridge freezer to remain.

Bedroom 12' x 11'2 (3.66m x 3.40m)

Patio doors leading to the conservatory, electric wall radiator, Range of fitted bedroom furniture including wardrobes. Large airing cupboard housing hot water cylinder. Door to:

Shower Room

Obscure glazed window to rear, electric fan heater. Three piece suite.

Conservatory 11'3 x 5'6 (3.43m x 1.68m)

Fully glazed to three sides and overlooking the garden and meadow beyond. Electric radiator. Tiled floor. Door to garden.

EXTERIOR

Small low maintenance front garden. Parking space.

Rear Garden

Southerly facing and backing directly and with a gate onto a meadow. Mainly lawn garden, water tap.

Garage

Located in a block of three next to the property, up and over door, pitched roof for storage.

The Lodge (Communal Use)

A detached building located in the centre of Alexander Mews, the perfect place to meet other residents and have a cup of tea. Events for Alexander Mews residents also regularly held here Also the Managers office.

Agents Note - Lease Information

This a leasehold property. The lease has been extended and we understand there are 123 years remaining. We understand the ground rent is £190 per annum and the service charge is approximately £2,250 per annum. This includes buildings insurance, on-site manager during the week, garden maintenance, cleaning of windows/guttering and careline 24 hour support.

Alexander Mews was constructed by Lovell Homes and comprises a total of 40 properties. It is a condition of purchase that residents are over the age of 55 years.

Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

