



Oak View Lodge, Leywood Close, Braintree, Essex, CM7 3NP

For Sale Freehold

**14 High Quality x 2 Bed Retirement / Assisted Living Apartments
with Communal Lounge and Gardens**

FennWright

Location

Oak View Lodge is situated within a residential area to the East of Braintree town centre. Freeport Shopping Village, Leisure Park and Train Station are within walking distance less than a mile away.

The Galleys Corner roundabout of the A120 is located less than a mile away which provides convenient access to M11/Stansted airport to the West and the A12 to the East.

Description

Oak View Lodge comprises 14 well presented retirement apartments which benefit from a communal residents lounge, stairs and passenger lift to all floors. Each apartment has been finished to a high standard and includes gas fired central heating, built in kitchen appliances, bathroom with shower over bath, intercom entry system and carpeting throughout.

Externally the property benefits from communal garden areas with the rear of the building overlooking the local community centre and primary school green spaces. A well presented block paved car park provides parking for 14 vehicles.

Planning

Planning permission was granted under application 14/00676/FUL for the erection of 14 sheltered apartments with associated access, parking, amenity space and servicing. A Variation of Condition 3 (Age Restriction) was permitted March 2023 to allow "No persons under 60 years of age and/or a partner of under 55 years of age and/or an adult requiring supported living by reason of medical condition or disability shall occupy any of the apartments hereby permitted with the exception of guests and/or house managers/warden."

Tenure

The property is held freehold under title EX750404.

Services

We understand the property is connected to mains water, drainage, gas and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.



Accommodation

Flat	Floor	Bedrooms	Size Sq. Ft.	EPC Rating
1	Ground	2	667	C - 74
2	Ground	2	646	C - 77
3	Ground	2	667	C - 74
4	Ground	2	646	C - 77
5	First	2	667	B - 82
6	First	2	646	C - 80
7	First	2	646	B - 83
8	First	2	667	B - 81
9	First	2	646	B - 84
10	Second	2	614	C - 77
11	Second	2	592	C - 76
12	Second	2	592	C - 79
13	Second	2	560	C - 78
14	Second	2	538	C - 77
Communal Areas			3,380	
Total			12,174	

Terms

The freehold interest with vacant possession is available to purchase for offers in the region of £2,750,000.

VAT

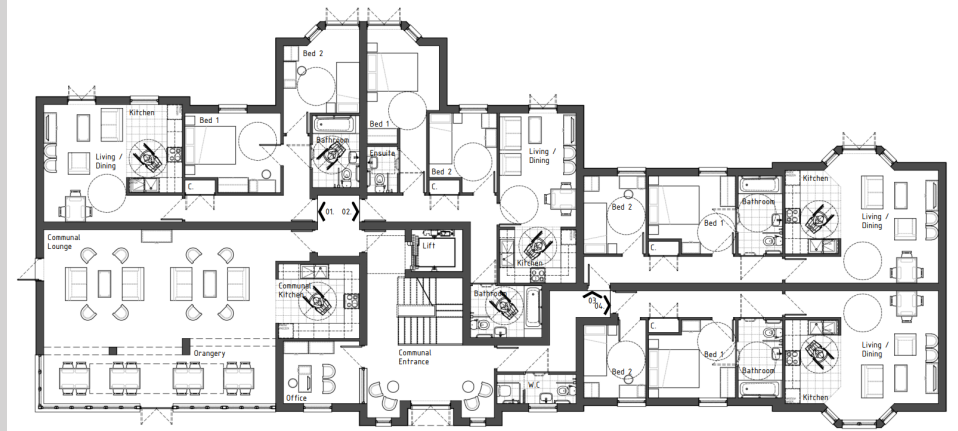
We understand VAT will not be applicable to the purchase price.

Legal Costs

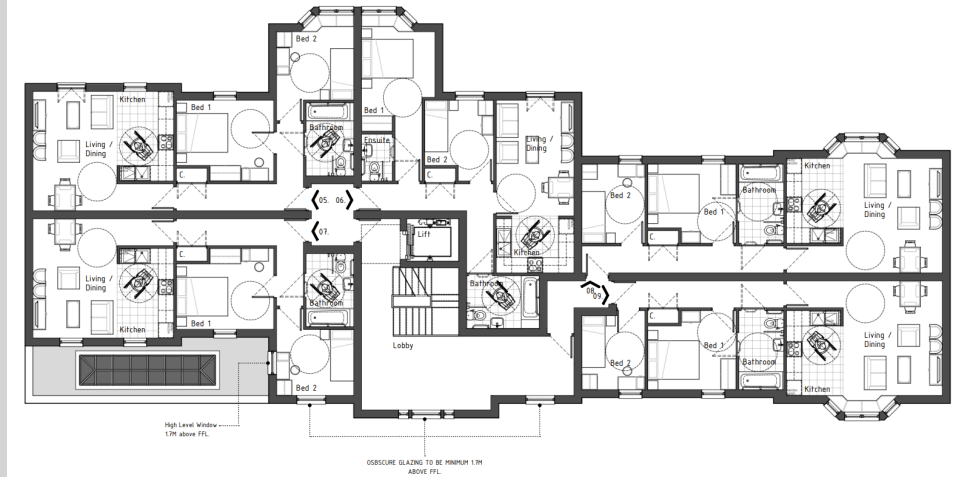
Each party to bear their own legal costs incurred in this transaction.

Money Laundering

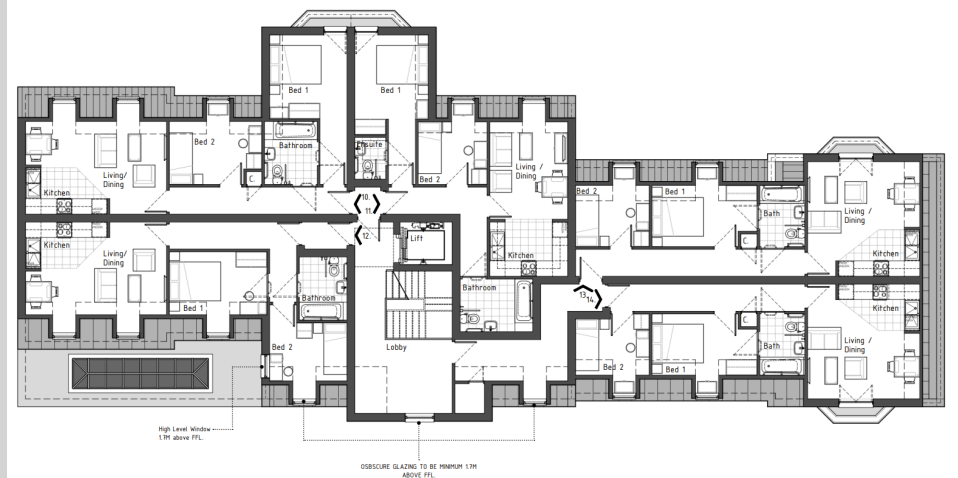
Anti-Money Laundering Regulations require Fenn Wright to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors.



AS PROPOSED: GROUND FLOOR PLAN



AS PROPOSED: FIRST FLOOR PLAN



AS PROPOSED: SECOND FLOOR PLAN



Viewing

Strictly by appointment with the sole agents:

Fenn Wright

20 Duke Street, Chelmsford, Essex CM1 1HL

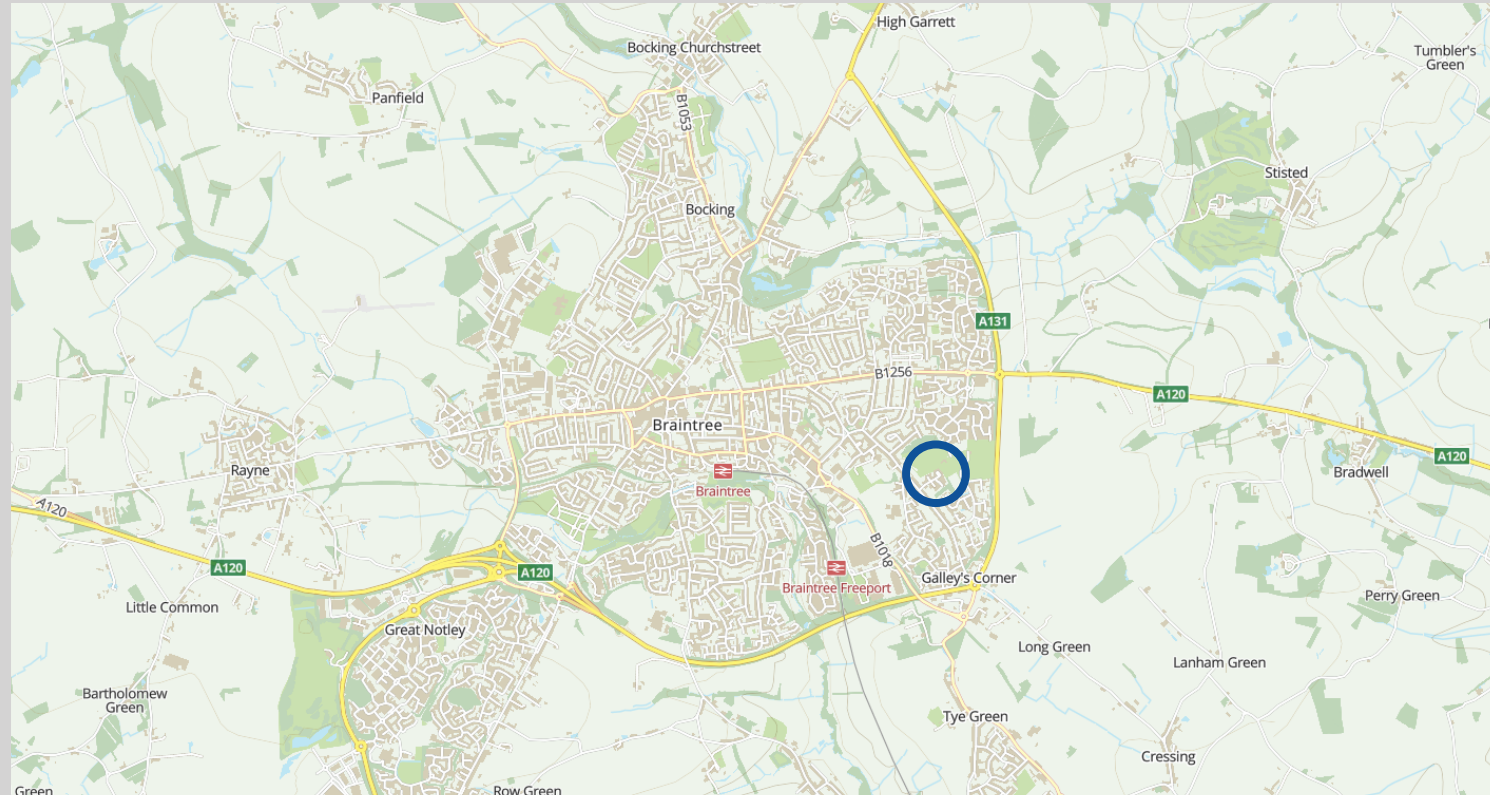
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