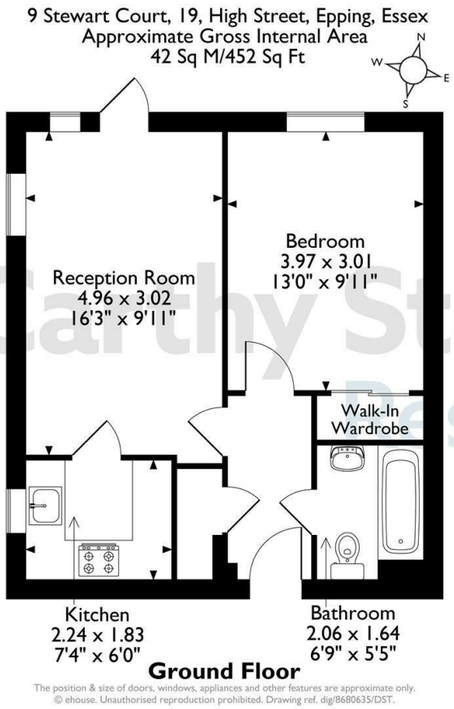
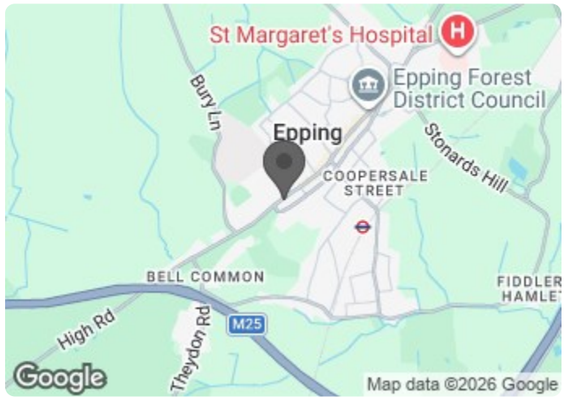
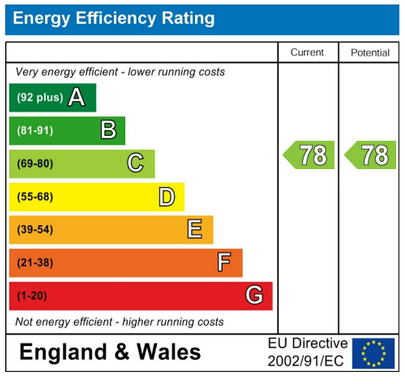
McCarthy Stone
Resales



Council Tax Band: E





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.
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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

9 Stewart Court

High Street, Epping, CM16 4FJ

Asking price £350,000 Leasehold

A well presented ONE BEDROOM GROUND FLOOR apartment boasting access to a private PATIO from the living area, modern kitchen with integrated appliances and bathroom. Stewart Court, a McCarthy Stone retirement living development is nestled in Epping and boasts landscaped gardens as well as a Homeowner's lounge where social events take place.

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Stewart Court, High Street, Epping, CM16 4FJ

1 Bed | £350,000

Stewart Court
Stewart Court is situated on the High Street of Epping, just half a mile from the town centre where you will find an assortment of amenities. The town boarders the northern end of Epping Forest, which provides a number of well designed walks.

Stewart Court has been been designed and constructed for modern retirement living. The development has a dedicated House Manager on site during working hours to take care of things and make you feel at home. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family and, if your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

Living Room
The bright and spacious living room with double glazed patio doors giving access to the landscaped gardens and filling the room with natural light. The room has an electric fire with surround which acts as an attractive focal point. The room allows ample space for dining furniture.

Kitchen
The kitchen is fully fitted with a range of base and wall units with a roll top work surface over. Stainless steel sink with mixer tap sits beneath a double glazed window. Built-in electric oven. Ceramic four ringed hob with extractor hood over. Integrated fridge freezer. Under pelmet lighting, ceiling spotlights.

Master Bedroom
A bright and spacious master bedroom with a built in mirror fronted sliding wardrobe for ample storage space. Double glazed window to rear wall, raised power sockets and TV point.

Bathroom
Fully tiled and fitted suite comprising; bath with shower fitting. WC; wash hand basin with vanity unit. Ceiling spotlights, ceramic floor tiles. Emergency pull cord.

Parking Permit Scheme
Permits are available on a first come, first served basis at an annual charge of £250. Please check with the House Manager on site for availability.

Service Charge
• 24-hour emergency call system
• on-site visiting house manager
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service Charge fee: £3,803.12 for financial year ending 28/02/2027.

Entitlements Service Check out benefits you may be entitled to.

Leasehold
Lease term: 125 years from 1st Jan 2010
Ground rent - £425 per annum
Ground rent review: 1st Jan 2025
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Additional Services
** Entitlements Service** Check out benefits you may be entitled to
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT