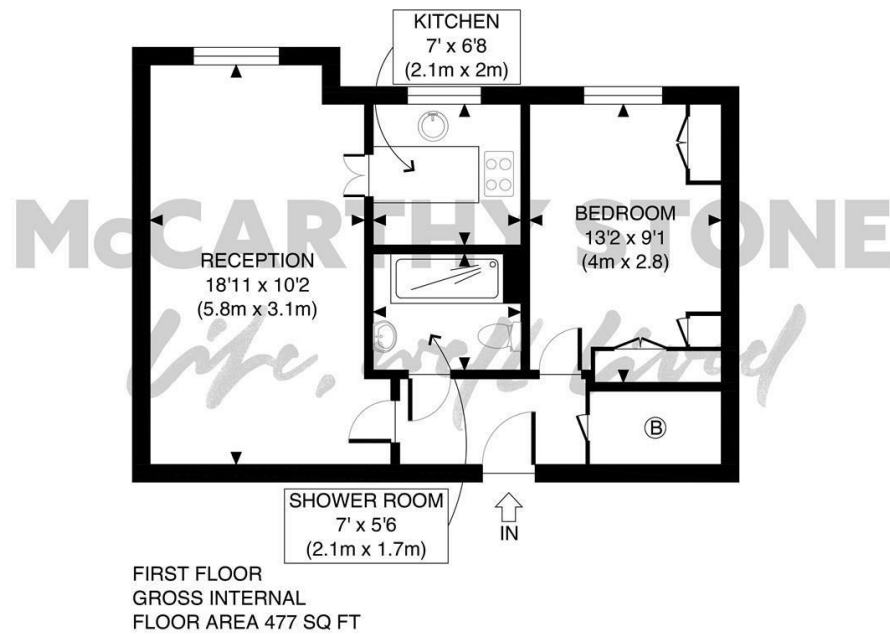


23 Sanders Court

Junction Road, Brentwood, CM14 5FG



APPROX. GROSS INTERNAL FLOOR AREA 477 SQ FT / 44 SQM	Sanders Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 19/06/24
	photoplan



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(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	



Asking price £175,000 Leasehold

A thoughtfully designed spacious one bed FIRST FLOOR retirement apartment with a fully fitted kitchen, enhanced double bedroom, shower room and a bright and airy living room with all windows looking over the gardens.

Sanders Court has been designed to support modern living with apartments featuring Sky+ connection point in living rooms, camera entry system for use with a standard TV. The development has a dedicated House Manager on site during their working hours to take care of the running of the development. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For peace of mind the development has CCTV door entry and 24-hour emergency call systems,

Call us on 0345 556 4104 to find out more.

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# Junction Road, Warley, Brentwood, CM14

## 5FG

### Summary

Sanders Court has been designed to support modern living with apartments featuring walk in wardrobes, Sky+ connection point in living rooms, camera entry system for use with a standard TV. The development has a dedicated House Manager on site during their working hours to take care of the running of the development.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge.

For peace of mind, the development has CCTV 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. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £30 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

This first floor apartment comprises a spacious living room with views over the rear landscaped gardens, a fully fitted kitchen, a large double bedroom wonderfully enhanced with bespoke fitted wardrobes, cupboards and drawer units, a modern shower room.

### Entrance Hall

Front door with spy hole leads to the large entrance hall

- the 24-hour emergency response system is situated in the hall. From the hallway there is a door to a storage cupboard/airing cupboard. Smoke detector. Security door entry system. Doors lead to the bedroom, living room, and shower room.

### Living Room

Lovely bright and airy living room, with wide double glazed windows to the rear of the development overlooking the landscaped gardens. Feature fireplace providing a focal point for this lovely room. TV point with Sky/Sky+ connectivity (subscription fees may apply). Telephone point. Two ceiling lights. Raised electric power sockets. Glazed double doors lead into a separate kitchen.

### Kitchen

Fitted kitchen with an excellent range of base and eye level units. UPVC double glazed window sits above the stainless steel sink with lever tap and drainer. Built in waist height electric oven with microwave above. Ceramic hob and cooker hood above. Integral fridge and freezer.

### Bedroom

Double bedroom wonderfully enhanced with bespoke fitted wardrobes, cupboards and drawer units. Ceiling light. TV and telephone point. Double glazed window overlooking the gardens.

### Shower Room

Fully tiled and fitted with suite comprising of a double width shower cubicle with glass screen, wall mounted thermostatically controlled shower and support hand rail, WC, vanity unit with wash basin and mirror above, heated towel rail, extractor fan and emergency pull cord.

### Service Charge (Breakdown)

- Cleaning of communal windows

## 1 bed | £175,000

- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- 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

Service charge is £3,379.46 per annum (for financial year ending 28/02/2027)

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.

### Leasehold

Lease length: 125 years from 1st June 2008

Ground Rent: £731 per annum

Ground Rent review date: June 2038

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

### Car Parking

Parking is available on a first come first served basis.

### Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

