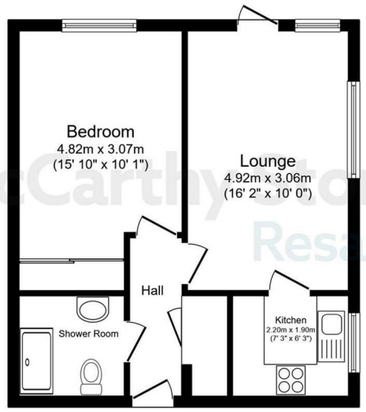
Excellent

Trustpilot

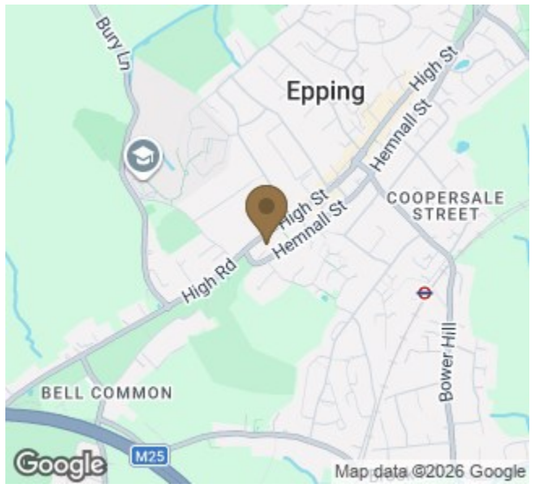
McCarthy & Stone
Resales.

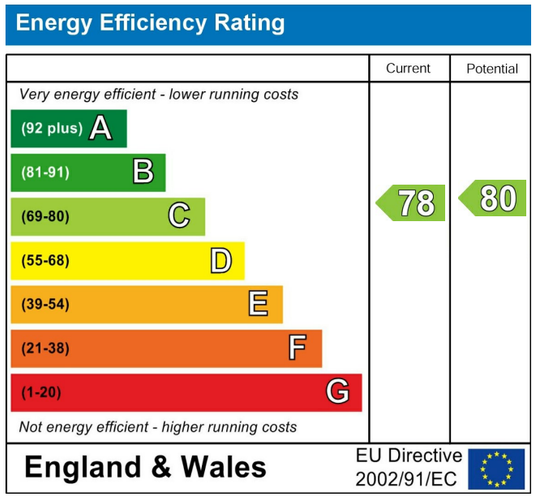


McCarthy Stone
Resales

Total floor area 43.3 sq.m. (466 sq.ft.) approx

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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







12 Stewart Court

High Street, Epping, CM16 4FJ

1 1 Council Tax Band: E

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 12 Stewart Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £240,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One Bedroom Apartment on the Ground Floor with access to the gardens.
- Master Bedroom fitted with built in wardrobes.
- House Manager
- 24-hour emergency call system
- Guest Suite
- Lift to all floors
- Beautiful Landscaped gardens
- Residents Lounge
- Secure camera entry system
- Part Exchange, Entitlements Advice & Solicitor referral's available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

12 Stewart Court, Epping

1 | 1 | Offers in the region of £240,000

Stewart Court
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).

Local Area
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.

Apartment Summary
A beautifully presented and spacious one-bedroom ground-floor apartment, offering the added benefit of direct access from the living area onto a private patio – an ideal spot to enjoy a morning coffee, relax outdoors or add a touch of greenery with potted plants.

Situated within Stewart Court, a popular McCarthy Stone Retirement Living development in the heart of Epping, residents can enjoy beautifully maintained landscaped gardens and a welcoming Homeowners' Lounge, providing the perfect setting to socialise, meet neighbours and take part in a variety of organised events.

Entitlements Advice and Part Exchange Available

Social Lifestyle
The Communal Lounge is at the heart of the community at Stewart Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, , quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

To make life even more convenient for homeowners there are two local Hairdressers and a Foot Health Practitioner that visit DEVELOPMENT NAME on a regular basis and always happy to welcome new clients.

Landscaped Gardens
One of the main social hubs of Stewart Court is the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

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

Moving Made Easy
Moving is a huge step, but don’t let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.











