

Guide price £150,000  
Sanders Court, Brentwood, CM14



1

Bedroom



1

Bathroom

1 Oscar House, 1b Fairfield Road, Brentwood, Essex, CM14 4LR |  
management@blueprintproperties.co.uk

01277287931

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Blueprint Properties are proud to promote this beautiful retirement home in Brentwood West ideally situated in a quiet area yet remains close to the Brentwood Station for ease of travel, Post Office, doctors surgery, cafes and shops. This one bedroom apartment has wonderful views of the garden area and is ready to move in to.

## Retirement Apartment at Sanders Court – Built & Managed by McCarthy Stone

Welcome to Sanders Court, a thoughtfully designed retirement community that perfectly blends comfort and modern living. These apartments come with features that truly enhance your lifestyle, including spacious wardrobes and media connection points in the living room. For added convenience, there's a camera entry system compatible with standard TVs, ensuring you feel secure and connected.

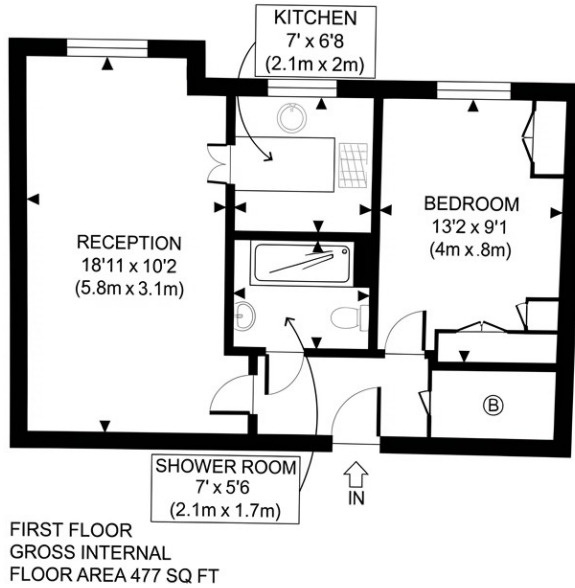
At Sanders Court, they understand the importance of having support when you need it. Their dedicated House Manager is on-site during working hours to ensure everything runs smoothly. You can rest easy knowing that the service charge covers all external maintenance, gardening, landscaping, window cleaning, buildings insurance, water rates, and security systems. Moreover, the energy costs for the laundry room, homeowners lounge, and other communal areas are included in this charge, so you can enjoy worry-free living.

Your safety and peace of mind are paramount here. With CCTV door entry and a 24-hour emergency call system, help is always just a button away if you need it.

The homeowners lounge is a welcoming space where you can socialise with friends and family. The community is vibrant and active, with regular events like coffee mornings, games sessions, and even delightful fish and chip lunches. For those times when guests come to visit, they offer a comfortable Guest Suite available for booking at a reasonable fee of £25 per night (subject to availability). This suite includes an en-suite shower room, tea and coffee-making facilities, and a TV, ensuring your guests feel right at home. Suites can also be booked by **homeowners for holidays at other locations around the country.**

Discover the supportive and engaging lifestyle that awaits you at Sanders Court, where every day can be filled with comfort and companionship.





APPROX. GROSS INTERNAL FLOOR AREA 477 SQ FT / 44 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt this floor plan accuracy and content, you or your advisers should conduct a careful, independent investigation of the property in respect of monetary valuation.

Sanders Court	
date	19/06/24
photoplan	

Dola AI

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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