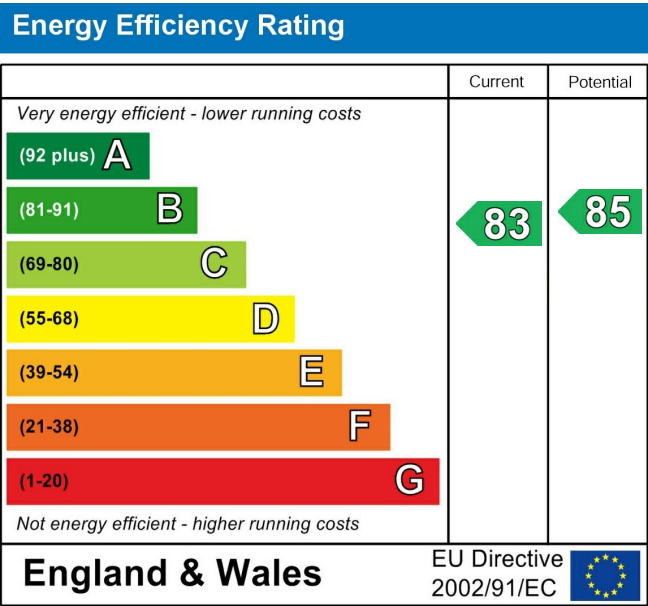




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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



11 Stewart Court

High Street, Epping, CM16 4FJ

1 1 **Council Tax Band: D**

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 11 Stewart Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £325,000
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 AVAILABLE

McCarthy & Stone
Resales.

★ Trustpilot

★★★★★

 Rated Excellent

11 Stewart Court, Epping

Property Overview

A beautifully presented ground floor retirement apartment situated within Stewart Court, a well-regarded McCarthy & Stone retirement development in Epping. The property offers comfortable and convenient retirement living in a welcoming community setting. The apartment is well maintained and provides bright, practical accommodation, complemented by a private patio area offering an attractive outlook over the beautifully maintained communal gardens. The ground floor position provides easy access and makes the property particularly convenient for those seeking a low-maintenance retirement lifestyle. Stewart Court offers a range of communal facilities designed to provide residents with comfort, convenience and opportunities to socialise. The development is ideally positioned for access to Epping's local amenities, including shops, cafés, restaurants and transport links. This attractive retirement apartment provides an excellent opportunity to enjoy independent living within a secure and sociable McCarthy & Stone development, while benefiting from well-maintained communal surroundings and the convenience of being close to the centre of Epping.

ENTILEMENTS ADVICE AND PART EXCHANGE AVAILABLE

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 borders the northern end of Epping Forest, which provides a number of well designed walks.

Stewart Court has been been designed and constructed for modern living. The apartments boast underfloor heating throughout, Sky+ connection points in living rooms, fitted wardrobes in master bedrooms, camera video entry system (for use with a standard TV). The development has a dedicated House Manager on site during working hours to take care of things and make you feel at home. 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 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's Guest Suite (usually for a fee of £35 per night - subject to availability).

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

Entrance Hall

Front door with spy hole leads to the entrance hall. 24-hour Tunstall emergency response speech module, and security door entry system. Large walk-in storage cupboard. Doors lead to the bathroom, bedroom, and living room. Smoke detector.

Living Room

The bright and airy living room benefits from a patio door leading onto a paved area and overlooking the communal gardens. There's ample room for a dining table. Two ceiling lights. Power points include; TV.

Kitchen

Fully fitted kitchen 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, overlooking the communal gardens. Built-in electric oven. Ceramic four ringed hob with extractor hood over. Integrated fridge and freezer. Under pelmet lighting, ceiling spotlights.

Bedroom

Spacious bedroom with garden views. Central ceiling light fitting. Double glazed window. TV, telephone and power points. Built in wardrobe with sliding, mirror fronted, doors.

Bathroom

Fully tiled and fitted suite comprising of a shower, grab rail and screen. 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.



1 | 1 | Asking price £325,000

Service Charge

- Cleaning of communal windows
- 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 £5,704.68 for financial year end 28/02/2027

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Ground Rent

Lease term: 125 years from 1st Jan 2010

Ground rent - £495 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.

