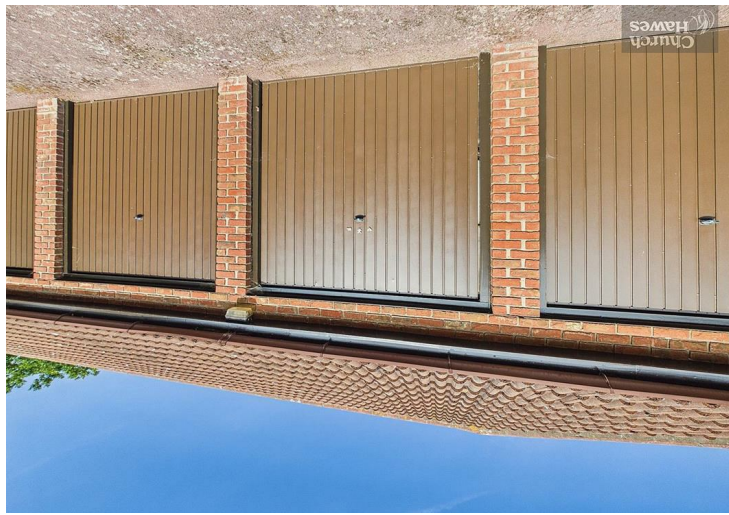
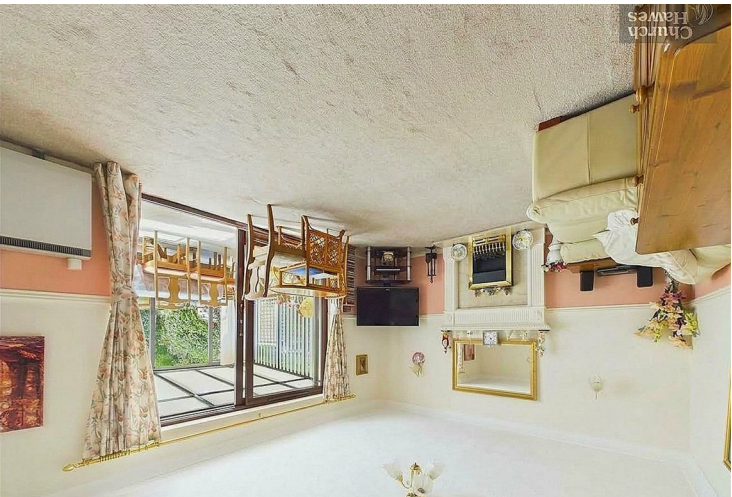
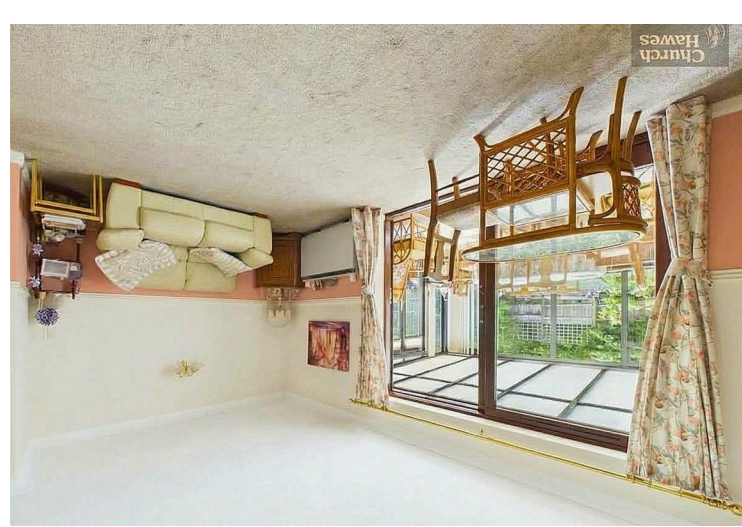




10 Alexander Mews, Sandon , Essex CM2 7TT
£250,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

Occupying a pleasant and private off-road position within this highly regarded development exclusively for the over 55s, is this well-presented two bedroom bungalow, benefiting from its own garage and the added reassurance of an on-site Manager.

The accommodation includes a comfortable lounge with feature fireplace, fitted kitchen with integrated appliances, two bedrooms and a shower room. A delightful conservatory provides additional living space and an ideal spot from which to relax and enjoy the garden.

Residents also have access to a communal lounge located within the main building, providing a welcoming social space where events and activities are held.

Situated in Howe Green, just to the south of Chelmsford, the property enjoys convenient access to the city centre and its extensive shopping, leisure and transport facilities. Excellent road connections are also close at hand, including the A12 and A130, making the location particularly convenient.

Offered for sale with NO ONWARD CHAIN, this attractive bungalow represents an excellent opportunity for those seeking a comfortable, secure and low-maintenance home within a small friendly and established over 55s community.

The Lodge (Communal Use)

A detached building located in the centre of Alexander Mews, the perfect place to meet other residents and have a cup of tea. Events for Alexander Mews residents also regularly held here Also the Managers office.

Agents Note - Lease Information

This a leasehold property. We understand the 99 year lease commenced in 1988. We understand the ground rent is £50 per annum and the service charge is approximately £3,468.56 per annum. This includes buildings insurance, on-site manager during the week, garden maintenance, cleaning of windows/guttering and careline 24 hour support. We are awaiting confirmation of these charges.

Alexander Mews was constructed by Lovell Homes and comprises a total of 40 properties. It is a condition of purchase that residents are over the age of 55 years.

Agents Notes, Money Laundering & Referrals

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or

condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

