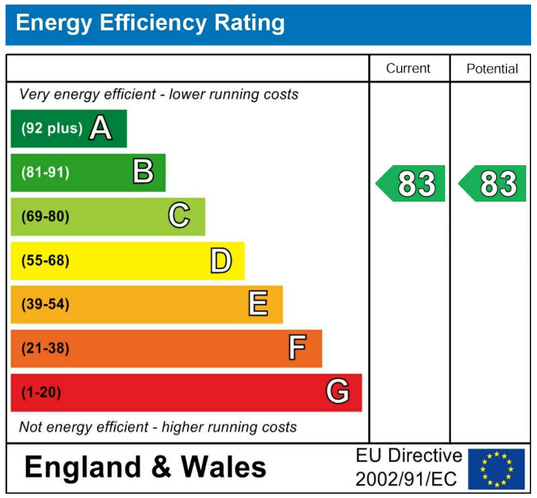
Excellent

Trustpilot

McCarthy & Stone
Resales.

30, Chinnerys Court, Braintree, Essex
Approximate Gross Internal Area
53 Sq M/570 Sq Ft

The position & size of doors, windows, appliances and other features are approximate only.
© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8704281/DST.



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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

The Property Ombudsman

30 Chinnerys Court

Panfield Lane, Braintree, CM7 2AU

1 1 Council Tax Band: B

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

Asking price £230,000
Leasehold

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

Why you'll love living here:

- Social communal lounge with wifi
- Large storage cupboard
- Dual aspect lounge
- Great central location
- Lift to all floors
- Landscaped gardens
- Underfloor heating to communal areas
- Mobility scooter store
- House Manager
- Guest suite

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

30 Chinnerys Court, Braintree

1 | 1 | Asking price £230,000

Chinnerys Court

Chinnerys Court, built by McCarthy & Stone, is located roughly 0.5 miles from the town centre and an abundance of shops, restaurants, cafes and other amenities. Chinnerys Court has been designed to support modern independent retirement living. Sky+ connection point in living rooms, underfloor heating and camera entry system. The development has a House Manager on site.

For your 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.

Property Overview

This attractive one-bedroom apartment at Chinnerys Court enjoys a desirable south-west facing aspect, with the dual-aspect lounge benefiting from three windows, creating a wonderfully bright and welcoming living environment throughout the day. The fully fitted kitchen is positioned alongside the living accommodation.

The lounge provides plenty of room for both comfortable seating and dining, while the dual-aspect outlook adds to the feeling of space and openness.

The bedroom features a built-in mirrored wardrobe, providing excellent storage while maintaining a light and airy feel.

The bathroom has a full-size bath, wash hand basin and tiled flooring, offering a clean and practical space.

Situated on the first floor, this lovely apartment combines bright and spacious accommodation with excellent storage and a sought-after south-west facing aspect, making it an appealing home for those looking for comfort, practicality and plenty of natural light.

Landscaped Gardens

One of the main social hubs of Chinnerys Court is the large patio area in the communal garden. This space is enjoyed by the homeowners throughout the year. 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

Social Lifestyle

The Communal Lounge is at the heart of the community at Chinnerys Court and is where the majority of social gatherings take place and communal activities. A great opportunity to meet your neighbours and make friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Service Charge (RL)

What your service charge pays for:

• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

The Annual Service Charge is £3,942.79 for the financial year ending 30/09/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Parking Permit Scheme (subject to availability)

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

Lease: 125 years from the 1st June 2014
Ground rent: £425 per annum
Ground rent review: 1st June 2029
Residents must meet the age requirement of 60 years of age or over.

Additional Service

• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

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.