

Devereux Court, Flat 2, 44-46, Snakes Lane West, Woodford Green  
Approximate Gross Internal Area  
49 Sq M/527 Sq Ft

Shower Room  
2.05 x 1.76  
6'9" x 5'9"

Kitchen  
2.26 x 1.51  
7'5" x 4'11"

Bedroom  
5.86 x 2.75  
19'3" x 9'0"

Living Room  
6.36 x 3.21  
20'10" x 10'6"

1.92 x 1.03  
6'4" x 3'5"

**Ground Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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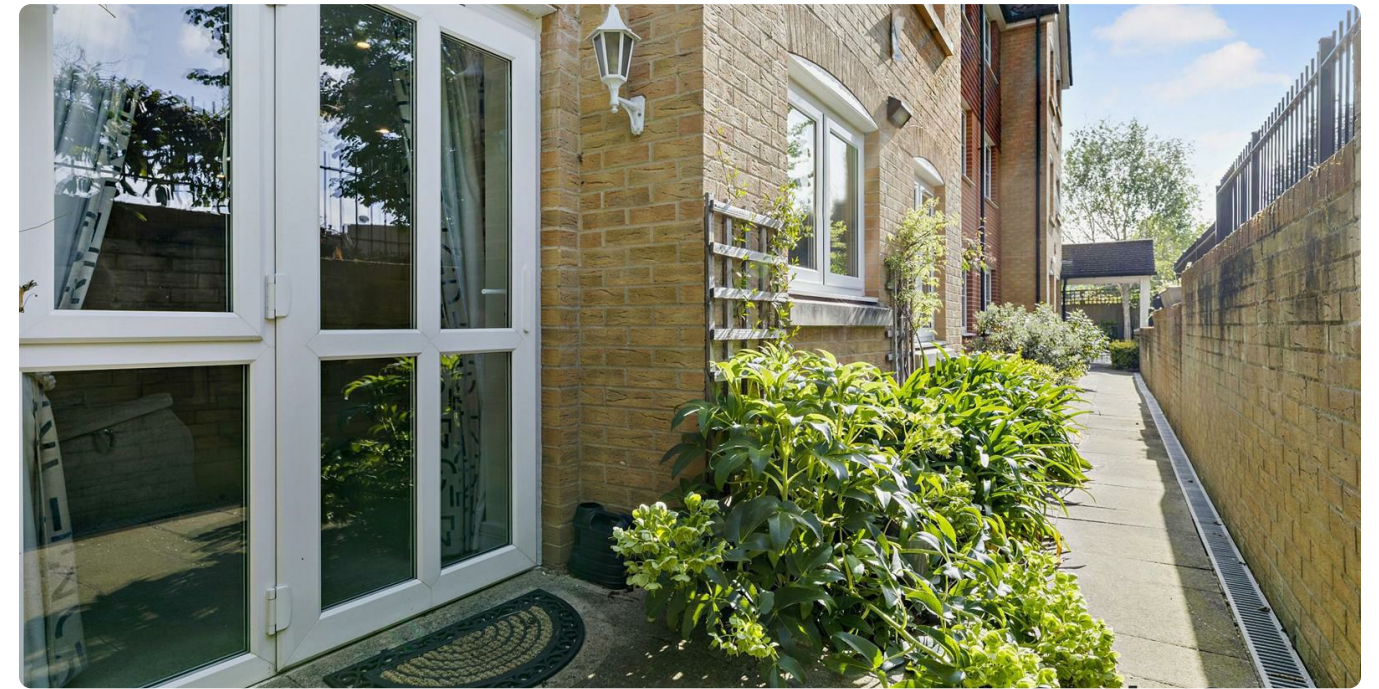
**Council Tax Band: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>81</b>	<b>81</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 &amp; Wales</b>	EU Directive 2002/91/EC		

**2 Devereux Court**

44-46 Snakes Lane West, Woodford Green, IG8 0DF



**Asking price £260,000 Leasehold**

A bright and spacious one bedroom retirement apartment on the GROUND floor with PATIO. Enjoy relaxing in the landscaped gardens and socialising in the spacious communal lounge where you can invite family and friends.

\*Entitlements Advice and Part Exchange available\*

**Call us on 0345 556 4104 to find out more.**

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# Snakes Lane West, Woodford Green

## 1 bed | £260,000

### Summary

Devereux Court has been designed and constructed for modern living. The apartments boast underfloor heating throughout, Sky/Sky+ connection points in living rooms, and secure camera entry system with use with a standard TV.

The dedicated House Manager is on site during their working hours to take care of the running of the development. 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 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.

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 hallway. The 24-hour Tunstall emergency response pull cord is located in the hall. Light switches, smoke detector and security door entry system. Door leading to a storage cupboard and all doors leading to the living room, bedroom and bathroom.

### Living Room

A well presented and spacious living room benefitting from a double glazed french door which opens onto the patio. TV and telephone points. Two ceiling lights. Raised electric power sockets. Part glazed door leads into the separate kitchen.

### Kitchen

Fitted with a range of modern wall and base units with a roll top worktop and ceramic tiling above. Built-in electric oven with four ringed hob above, tiled splash back and extractor hood. Stainless steel sink with mixer tap sits in front of the double glazed window. Fitted integrated fridge and freezer. Free standing washer/ dryer. Under unit lighting, ceiling spotlights. Ceramic floor tiling.

### Bedroom

A double bedroom of excellent proportions, well presented and benefits from a southerly aspect. Central ceiling light. TV and telephone point. Mirror fronted sliding doors to a built in wardrobe.

### Bathroom

The bathroom comprises, walk in wet room style shower with screen and grab rail. WC. Vanity unit with inset wash basin and mirror above. Heated towel rail. Emergency pull-cord. Floor tiles.

### Service Charge (Breakdown)

- 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

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your property consultant or house manager.

Service charge £4,200.29 for financial year ending 28 Feb 2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### Leasehold

Lease Length: 125 years from 2010  
Ground rent: £495  
Ground rent review: Jan-40

### Car Parking

Car parking is via a permit scheme, the fee is usually £250 per

annum. Permits are available on a first come, first served basis. Please check with your house manager on site for availability

### Additional Information & Services

- 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:

**\*\* 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

