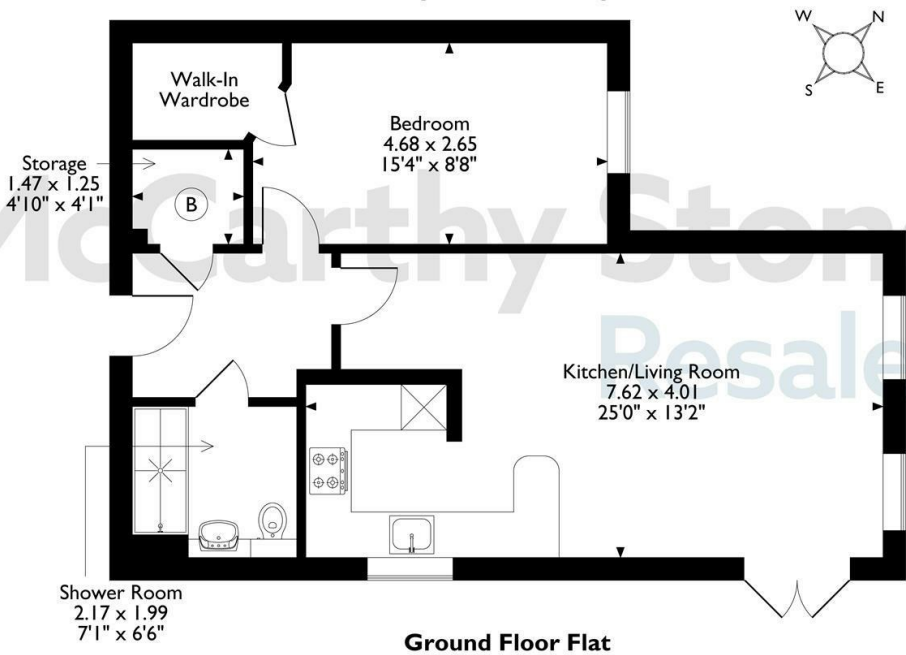
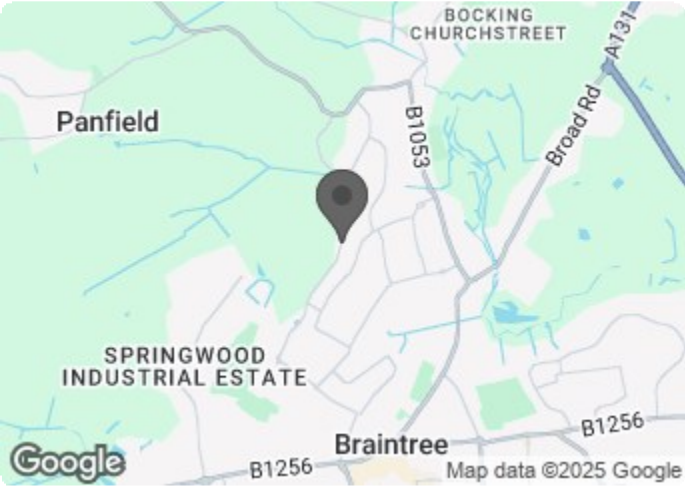


10, Chinnerys Court, Braintree, Essex
Approximate Gross Internal Area
57 Sq M/614 Sq Ft



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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.



10 Chinnerys Court

Panfield Lane, Braintree, CM7 2AU



Asking price £265,000 Leasehold

Early viewings advised

A beautifully presented SHOW ROOM style one bedroom GROUND FLOOR apartment with a NEW FITTED KITCHEN AND CARPET THROUGHOUT and the benefit of a PATIO AREA and CRICKET GROUND VIEWS, positioned within a popular MCCARTHY STONE retirement living development.

Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Chinnerys Court, Panfield Lane, Braintree

1 Bed | £265,000

Summary
Chinnerys Court, built by McCarthy & Stone, is conveniently located a short walk from the town centre and an abundance of high street shops, restaurants, cafes and other amenities. Chinnerys Court has been designed to support modern independent retirement living with this apartment featuring a walk in wardrobe, Sky+ connection point in lounge, underfloor heating, and camera entry system for use with a standard TV. The development has a dedicated House Manager on site during their working hours to take care of running 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 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. The development has a wonderful friendly community feel, reflected by the social calendar which homeowners can partake in as much or as little as they wish. There are always plenty of regular activities to choose from including; fitness classes, coffee mornings, games/quiz nights, and themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish. The development enjoys excellent communal facilities including a super homeowners lounge and landscaped gardens. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

Apartment Overview
McCarthy Stone Resales are proud to bring to the market this beautifully presented one bedroom ground floor apartment with a patio area and cricket ground views. The apartment has been fully decorated throughout with a brand new kitchen and new carpets throughout. Early viewings advised.

Entrance Hall
Front door with spy hole leads to the entrance hall where the 24-hour Tunstall emergency response system is situated. Door to a

walk-in storage cupboard/airing cupboard. Security door entry system. Doors leading to the bedroom, lounge and shower room.

Lounge
A bright and airy lounge benefiting from a dual aspect which allow lots of natural light in, one of the three windows has a door which provides access to a patio area large enough to house a table and chairs to sit and enjoy watching the cricket ground. The generous lounge has enough space for dining. TV point with Sky+ connectivity (subscription fees may apply), telephone point, two decorative ceiling light points, fitted remote controlled blinds and raised electric power sockets. Leading onto the open plan kitchen.

Kitchen
Fully fitted modern kitchen which was updated in 2023 with a range of muted light grey base and wall units with white quartz stone work surfaces and tiled splash back. Sink with lever tap and drainer. Built in waist height electric oven with microwave above. Ceramic four ringed hob with extractor hood above. Integral fridge, freezer and dishwasher. Water softener has also been recently installed. Ceiling spot lights and under pelmet lighting.

Bedroom
Beautifully presented double bedroom with window which provides rear garden and cricket ground views. Built in walk-in wardrobe housing rails and shelving. TV and telephone point, decorative ceiling light point, fitted remote controlled blinds and raised electric power sockets.

Shower Room
A fully tiled purpose built wet room comprising of a walk in shower with glass screen and support rail, WC, vanity unit with wash hand basin with mirror and light above. Emergency pull-cord.

Service Charge (breakdown)

- Apartment heating bills
- 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 the service charges please contact your Property Consultant or House Manager.

Service charge: £3,707.94 per annum (for financial year ending 30/09/26)

Car Parking Permit Scheme-subject to availability
The fee is usually £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information
Lease Length: 125 years from the 1st June 2014
Ground Rent: £425 per annum
Ground rent review: June 2029
It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

Moving Made Easy & Additional Information
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 that can assist with service charges or living costs.
- 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 CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Fibre to the cabinet and Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

