

PRICE REDUCTION



McCarthy & Stone
RESALES



8 Devereux Court Snake Lane West, Woodford Green, IG8 0DF
Asking price £279,500 LEASEHOLD

For further details
please call 0345 556 4104

8 Devereux Court Snakes Lane West, Woodford Green, IG8 0DF

A beautiful presented first floor retirement apartment at our popular and desirable Devereux Court development

Devereux Court

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.

We are pleased to offer to the market this lovely one bedroom apartment benefitting from a bright and spacious living room, a well equipt kitchen and shpower room. Fitted carpets throughout and curtains and light fittings included.

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 shower room.

Living Room

A well presented lounge benefitting from a double glazed window and ample space for dining Electric fire and surround providing a great focal point. 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, eiling spotlights. Ceramic floor tiling.

Bedroom

This bedroom is very well presented and benefits from a large double glazed window. Central ceiling light. TV and telephone point. Mirror fronted sliding doors to a built in wardrobe.

Shower Room

Fully tiled and fitted suite comprising of a double shower unit with support rail. WC. Vanity unit with inset sink and mirror above. Heated towel rail. Emergency pull-cord. Floor tiles.

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

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 and all external window cleaning, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Car Parking Permit

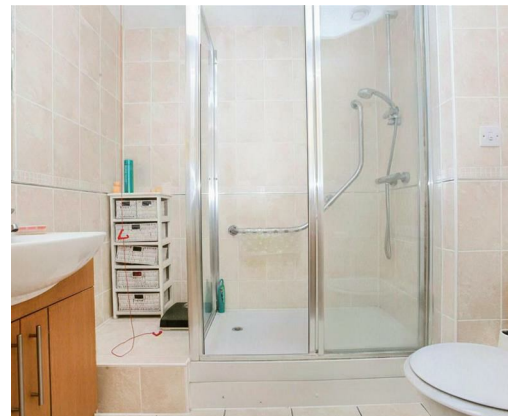
The fee is usually £250 per annum. Permits are available on a first come, first served basis. Please check with your House Manager on site for availability

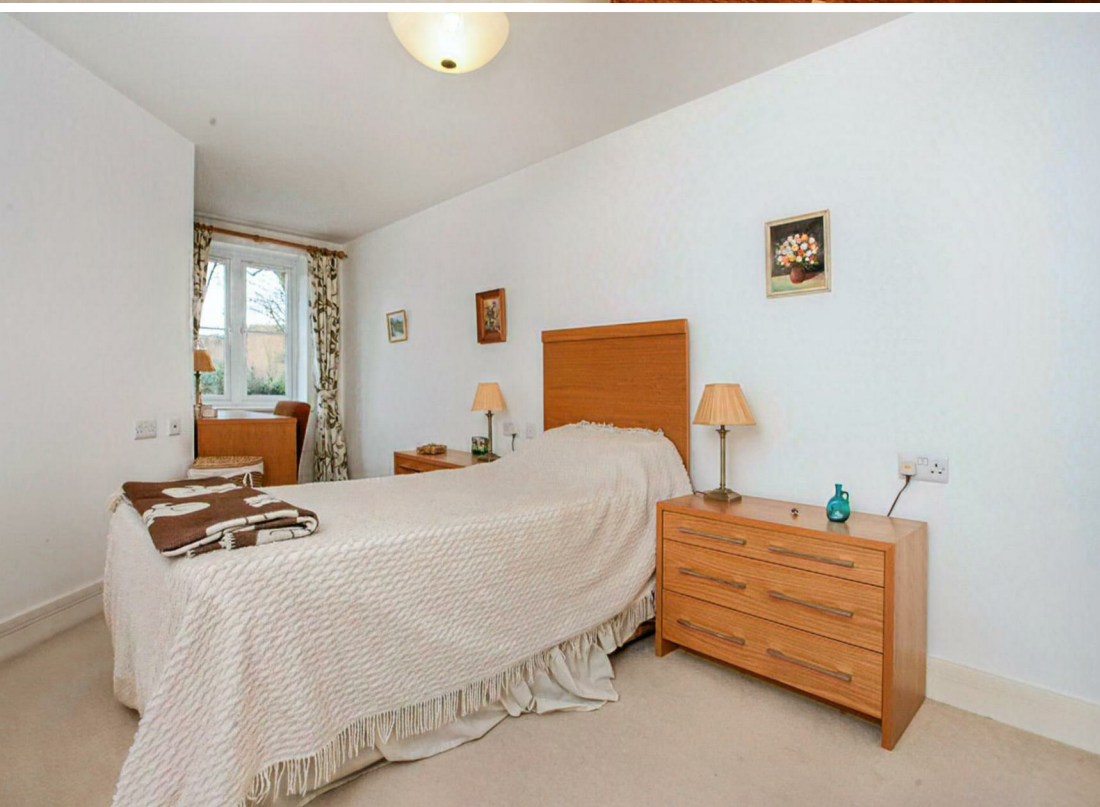
Ground Rent

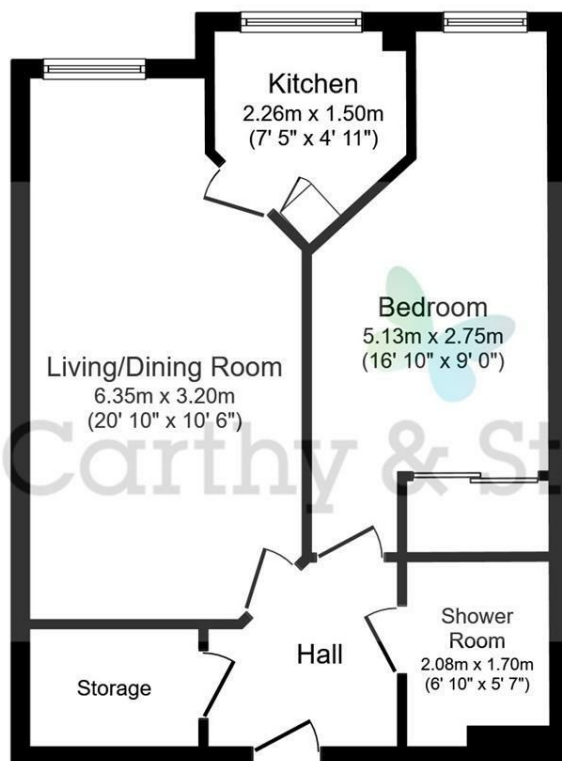
Annual fee - £495

Lease Information

125 years from 1st January 2010







First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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