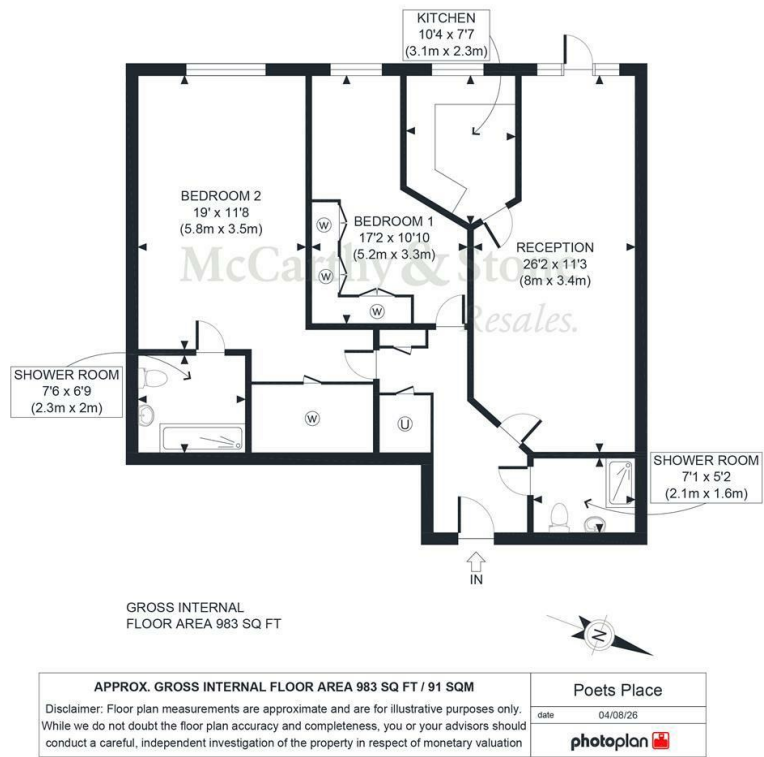


11 Poets Place

11 Alderton Hill, Loughton, IG10 3FS



Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	

Asking price £425,000 Leasehold

A SUPERBLY PRESENTED and ENHANCED two double bedroom apartment with a patio area, situated on the GROUND FLOOR within a DESIRABLE McCarthy Stone development.

*** Viewings encouraged to fully appreciate this lovely apartment ***

Call us on 0345 556 4104 to find out more.

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

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



Alderton Hill, Loughton, IG10 3FS

Summary

Poets Place was built by McCarthy and Stone and designed specifically for independent retirement living for the over 60's. The development consists of 40 one and two bedroom apartments with design features to make day-today living easier.

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 Monday to Friday - 9am till 3pm their working hours to take care of the running of the development.

The Homeowners' lounge provides a great space to socialise with friends and family. There many social activities which residents can dip in and out, for example a monthly book club, fish and chip nights, quiz evenings, birthday celebrations and also organised theatre and shopping trips.

Poets place is a lovely development due to its convenient location and beautiful landscape gardens which can be enjoyed all year round. It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Poets Place is located on one of Loughton's highly desirable and prominent roads. You will find an abundance of restaurants, cafes, bars and local convenience stores within easy reach. Sainsburys and Morrisons supermarkets and M&S simply food are a short distance away on High Road. For days out there's Epping Forest with its picturesque lake. There are plenty of local bus routes in addition to Central Line Station with direct links into The City and West End.

A superbly presented two bedroom, two shower room ground floor apartment benefiting from the living room opening onto a paved patio with glass balustrades and a westerly aspect. The master bedroom has a walk-in wardrobe whilst bedroom two has been enhanced with bespoke fitted wardrobes and drawer units..

Entrance Hall

Front door with spy hole leads to the entrance hallway. Wall mounted 24-hour emergency response panel. Light switches, smoke detector and security door entry system. Door leading to a utility area with washer/dryer and storage. All other doors lead to the Living room, Bedrooms and shower room.

Living Room with Patio

A spacious, well presented living room benefiting from a glazed

patio door and windows to side opening to a paved patio area with glazed balustrades and a westerly aspect. There's ample space for a dining table and chairs. Sky TV and telephone points, two ceiling lights, raised electric power sockets. Part glazed door leads into the separate kitchen.

Kitchen

Fitted with an excellent range of modern wall and base units with contrasting work surfaces. Built-in electric oven and microwave, ceramic hob with an opaque glass splash back and a stainless steel chimney style extractor hood over. Stainless steel sink with mixer tap sits in front of the double glazed, automatic opening window. Fitted integrated fridge and freezer and dish washer. Under unit lighting, ceiling downlights and ceramic floor tiling.

Bedroom One with en-suite shower room

A bright and airy double bedroom with full length double glazed windows. A large walk in wardrobe provides plenty of hanging space, drawers and shelving. TV & phone points and raised sockets. Door to en-suite shower room.

En-suite shower room

Fully fitted modern suite comprising of a large level access walk-in thermostatically controlled shower with a support rail, glazed shower screen and sliding glass door, vanity unit with storage and wash hand basin, illuminated mirror over and close coupled WC. Half height ceramic wall tiling, chrome heated towel rail and floor tiling.

Bedroom Two

Second double bedroom that has been enhanced by the previous owner with bespoke fitted wardrobes and drawer units. Full length windows. TV & phone points and raised sockets. Ceiling light, fitted carpets.

Shower Room

Fully fitted modern suite comprising of a shower cubicle with a support rail, pedestal wash hand basin with illuminated mirror over and WC. Half height ceramic wall tiling, chrome towel rail and floor tiling.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water for communal areas
- 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

2 Bed | £425,000

- communal areas
- Buildings insurance

Service charge: £4,595.66 per annum (until financial year ending 30/06/2026).

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

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. Find out more about service charges please contact your Property Consultant or House Manager

Leasehold

999 years from 2017.
Annual Charge £495
Ground rent review: Jan-32

Additional Information & Services

- Superfast 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

