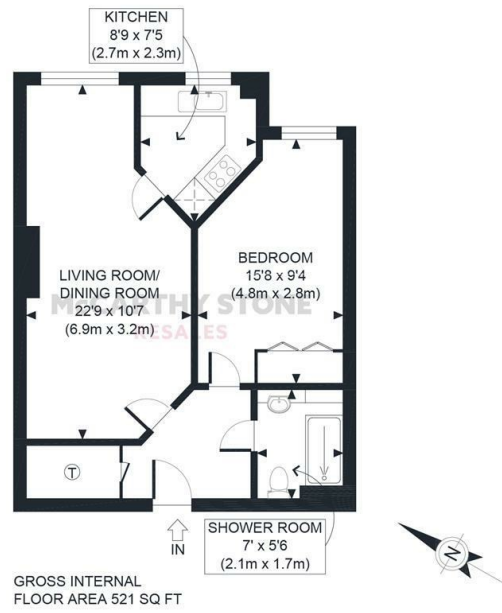


17 Sanders Court

Junction Road, Brentwood, CM14 5FG

PRICE REDUCED



APPROX. GROSS INTERNAL FLOOR AREA 521 SQ FT / 48 SQM	Sanders Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	date 22/01/26 photoplan



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>	87	88
(69-80) <b>C</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	



PRICE REDUCTION

Asking price £149,500 Leasehold

Beautifully presented and ready to move straight into. A bright and spacious one bedroom, first floor, easterly facing retirement apartment set within this delightful and welcoming community.

\*\*\* Viewings encouraged to fully appreciate this delightful 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 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.

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



# Sanders Court, Junction Road, Warley,

1 Bed | £149,500

PRICE  
REDUCED

## Sanders Court

Sanders Court has been designed to support modern living. The development has a dedicated House Manager 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 laundry room, 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 monitored emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £30 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response system is situated in the hall. From the hallway doors leading to a walk-in storage cupboard/airing cupboard. Smoke detector. Security door entry system. Doors lead to the living room, bedroom and shower room.

## Living Room

Spacious living room with large window allows plenty of natural light and plenty of room for a dining table and chairs. Feature fireplace adds an attractive focal point to this fabulous room. TV point with Sky/Sky+ connectivity (subscription fees may apply), two ceiling lights, raised electric power sockets and storage heater. Glazed double doors lead into a separate kitchen.

## Kitchen

Fitted kitchen with a range of base and wall units with contrasting worktops. UPVC double glazed window sits above the stainless steel sink with lever tap and drainer. Built in electric oven and microwave oven above Ceramic hob and extractor hood above. Integral fridge and freezer. Tiled splash backs.

## Bedroom

A bright and spacious double bedroom with fitted wardrobes and mirrored folding doors. TV and phone point, ceiling light, raised electric power sockets and storage heater.

## Shower room

Fully tiled and fitted with suite comprising of a wide shower cubicle with glass screens and sliding door, support hand rail, WC, vanity unit with wash basin and mirror above, heated towel rail, extractor fan, slip-resistant flooring and emergency pull cord.

## 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, to find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £3,379.46 per annum (up to financial year ending 28/02/2027).

## Leasehold Information

Lease length: 125 years from 1st June 2008

Ground rent: £730.81 per annum

Ground rent review: 2038

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

