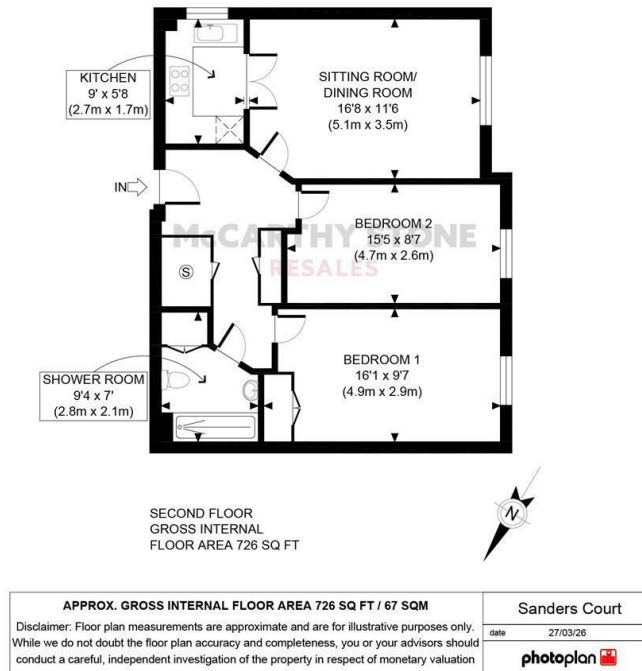


29 Sanders Court

Junction Road, Brentwood, CM14 5FG

PRICE REDUCED



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>	85	85
(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 £265,000 Leasehold

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

Car parking available.

\*\*\* 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

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# Sanders Court, Junction Road, Warley,

## 2 Bed | £265,000

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 lead to two walk-in storage cupboards, one houses the hot water boiler (replaced/installed less than three years ago) and the other house the electric meter and circuit breaker board. Smoke detector. Security door entry system. Doors lead to the living room, bedrooms 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 sink unit with lever tap and drainer. Built in electric oven and microwave oven above. Ceramic hob and extractor hood above. Integral fridge and freezer (the fridge was replaced less than 18 months ago). Space for slimline dishwasher. Tiled splash backs.

### Bedroom One

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

### Bedroom Two

Double bedroom of good proportions which would be perfect for alternative uses such as a dining room or study. Storage heater. Fitted carpets, ceiling light.

### Shower room

Fully tiled and fitted with suite comprising of a level access walk in thermostatically controlled shower with support hand rail, WC, vanity unit with wash basin and mirror above, heated towel rail, extractor fan, newly fitted slip-resistant flooring and emergency pull cord. Large shelved storage cupboard and a wall mounted heater.

### 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.

Annual Service charge: £5,069.20 for the 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

### Car Parking

Sanders Court has ample car parking spaces.

