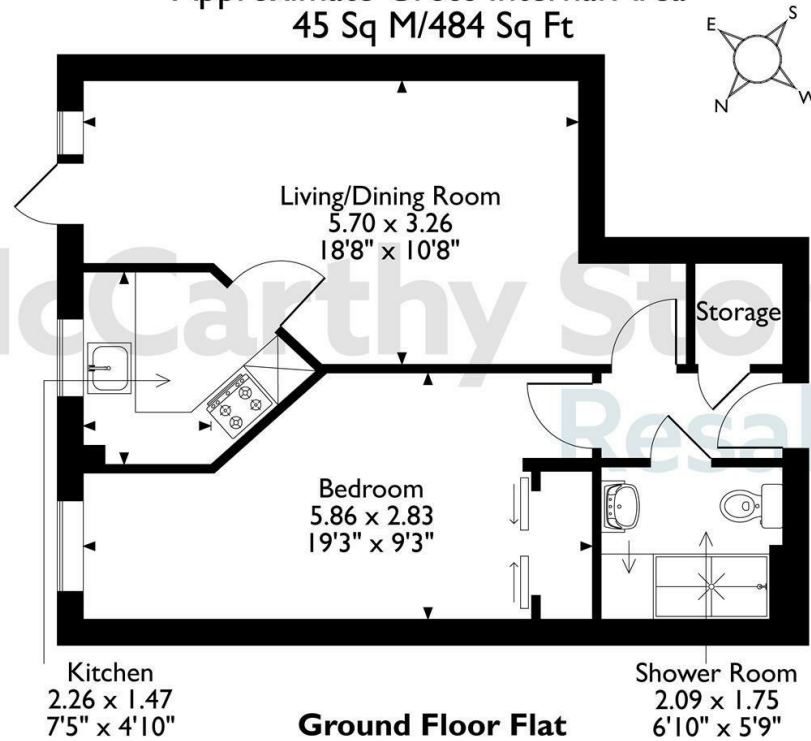


16 Stewart Court, 19, High Street, Epping, Essex  
Approximate Gross Internal Area  
45 Sq M/484 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8680164/DST.

Council Tax Band: E



| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         | 77      | 77        |
| (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 |         |           |

## 16 Stewart Court

High Street, Epping, CM16 4FJ



## Asking price £340,000 Leasehold

A spacious one bedroom GROUND FLOOR apartment boasting direct access from the living area to a private PATIO perfect for a bistro table or potted plants. Stewart Court, a McCarthy Stone retirement living development is nestled in Epping and features landscaped gardens as well as a Homeowner's lounge where SOCIAL events take place.

\*Entitlements Advice and Part Exchange available\*

**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  
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# Stewart Court, High Street, Epping, CM16

## 4FJ

### Stewart Court

Stewart Court is situated on the High Street of Epping, just half a mile from the town centre where you will find an assortment of amenities. The town borders the northern end of Epping Forest, which provides a number of well designed walks.

Stewart Court has been designed and constructed for modern retirement living. The development has a dedicated House Manager on site during working hours to take care of things and make you feel at home. 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 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 and, 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).

### Living Room

The bright and spacious living room with double glazed patio doors giving access to the landscaped gardens and filling the room with natural light. The room has an electric fire with surround which acts as an attractive focal point. The room allows ample space for dining furniture.

### Kitchen

The kitchen is fully fitted with a range of base and wall units with a roll top work surface over. Stainless steel sink with mixer tap sits beneath a double glazed window. Built-in electric oven. Ceramic four ringed hob with extractor hood over. Integrated fridge freezer. Under pelmet lighting, ceiling spotlights.

### Master Bedroom

A bright and spacious master bedroom, neutrally decorated and carpeted throughout with a built in mirror fronted sliding wardrobe for ample clothes storage. Large double glazed window to rear wall, allowing ample natural daylight to flood the room.

### Bathroom

Fully tiled and fitted suite comprising; modern shower cubicle, with thermostatically controlled shower, WC; wash hand basin with vanity unit. Ceiling spotlights, ceramic floor tiles. Emergency 24/7 pull cord.

### Parking Permit Scheme

Permits are available on a first come, first served basis at an annual charge of £250. Please check with the House Manager on site for availability.

### Service Charge

- 24-hour emergency call system
- on-site visiting house manager
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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.

## 1 Bed | £340,000

Annual Service Charge fee: £3,803.12 for financial year ending 28/02/2027

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled to.

### Leasehold

Lease term: 125 years from 1st Jan 2010

Ground rent - £425 per annum

Ground rent review: 1st Jan 2025

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

### Additional Services

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled to.

**\*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

**\*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

**\*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR  
PROPERTY CONSULTANT

