



Floor Plan

Total floor area 42.0 sq. m. (452 sq. ft.) approx  
This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.

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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>			
(69-80) <b>C</b>		78	80
(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		

## 1 Sanders Court

Junction Road, Brentwood, CM14 5FG

PRICE  
REDUCED



PRICE REDUCTION

Asking price **£150,000 Leasehold**

A purpose built one bed GROUND FLOOR GARDEN FACING retirement apartment ~Built & Managed by McCarthy Stone~

Sanders Court has been designed to support modern living with apartments featuring walk in wardrobes, Sky+ connection point in living rooms, camera entry system for use with a standard TV. The development has a dedicated House Manager on site during their working hours to take care of the running of the development. 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 emergency call systems, should you require assistance.

Call us on **0345 556 4104 to find out more.**

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# Sanders Court, Junction Road, Warley,

## 1 Bed | £150,000

PRICE  
REDUCED

### Sanders Court

Sanders Court has been designed to support modern living with apartments featuring walk in wardrobes, Sky+ connection point in living rooms, camera entry system for use with a standard TV. 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 emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. Sanders Court is a very sociable development with regular events organised such as coffee and games mornings and fish and chip lunches to name just a few. 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.

### The Apartment

This is a superb ground floor garden facing retirement apartment which has been very well maintained, meaning someone can move straight in without any hassle of refurbishments. The dual aspect living room creates a wonderful bright space and offers direct access to the gardens providing far more space to enjoy during the summer months.

### 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 there is a door to a storage cupboard/airing cupboard. Smoke detector. Security door entry system. Doors lead to the bedroom, living room, and bathroom.

### Living Room

Lovely bright and airy dual aspect living room, with glazed patio door and window to side leading to paved patio area and the

gardens. Feature Fireplace. TV point with Sky/Sky+ connectivity (subscription fees may apply). Telephone point. Ceiling lights. Raised electric power sockets. Glazed double doors lead into a separate kitchen.

### Kitchen

Fitted kitchen with a range of base and eye level units. UPVC double glazed window sits above the stainless steel sink with lever tap and drainer. Built in electric oven. Ceramic hob and cooker hood above. Integral fridge and freezer.

### Bedroom

Double bedroom with built in wardrobe featuring mirror fronted doors. Ceiling light. TV and telephone point. Double glazed window overlooking gardens.

### Bathroom

Fully tiled and fitted with suite comprising low level panel enclosed bath with grab rails; electric shower unit above bath; WC; vanity unit with wash basin and mirror above. Heated towel rail. Wall mounted heater. Extractor fan.

### Service Charge (breakdown)

- 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

Service Charge £3235.49 per annum, until the end of the current financial year 28/02/2026.

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.

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

### Leasehold Information

Lease : 125 years from 1st June 2008

Ground rent: £425 per annum

Ground rent review: 1st June 2038

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

### Additional Information & Services

- Fibre to the cabinet Broadband available
- Mains water and electricity
- Wall mounted radiator 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 that can assist with service charges or living costs.
- 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

