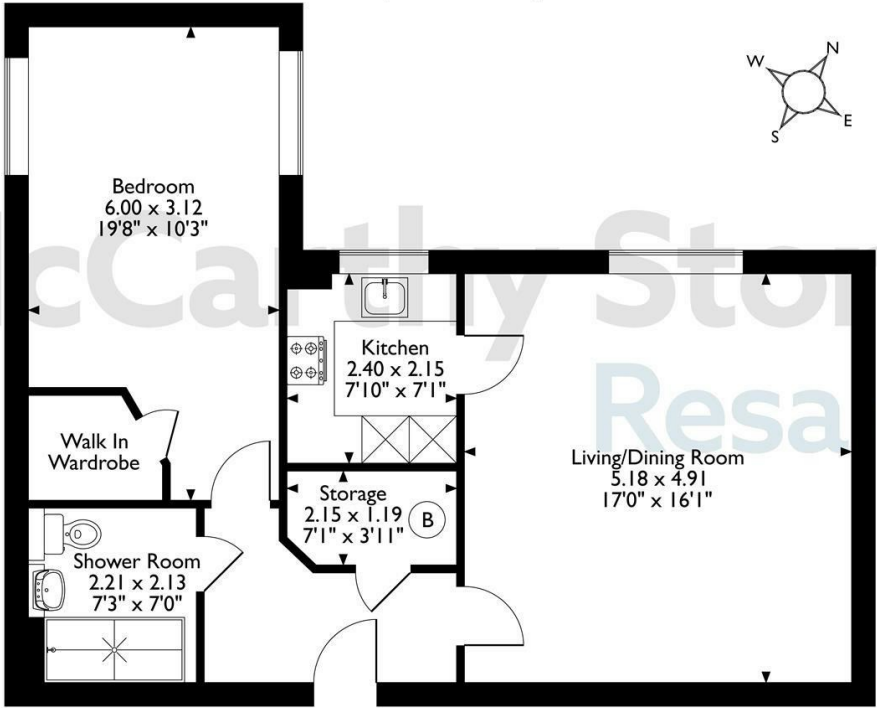


22, Chinnerys Court, Braintree, Essex  
Approximate Gross Internal Area  
64 Sq M/689 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   | 74                         | 74        |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

## 22 Chinnerys Court

Panfield Lane, Braintree, CM7 2AU



## Offers over £245,000 Leasehold

An extremely SPACIOUS ONE BEDROOM apartment with a MODERN KITCHEN and INTEGRATED APPLIANCES, WET ROOM with level access walk in shower, DOUBLE BEDROOM with WALK-IN WARDROBE. Chinnery's Court, a McCarthy Stone retirement living development is nestled in Braintree and boasts 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

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# Chinnerys Court, Panfield Lane, Braintree

1 bed | £245,000

### Chinnery's Court

Chinnerys Court, built by McCarthy & Stone, is conveniently located a short walk from the town centre and an abundance of high street shops, restaurants, cafes and other amenities. Chinnerys Court has been designed to support modern independent retirement living with the majority of apartments featuring walk in wardrobes, Sky+ connection point in living rooms, underfloor heating, and 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 running 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 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. 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) which has an en-suite shower room, tea and coffee making facilities and a TV. It is a condition of purchase that residents must meet the age requirement of 60 years of age or over. The development also has it's own laundry room.

### Local Area

The development has a wonderful friendly community feel, reflected by the social calendar which homeowners can partake in as much or as little as they wish. There are always plenty of regular activities to choose from including; fitness classes, coffee mornings, games/quiz nights, and themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish. The development enjoys excellent communal facilities including a super homeowners lounge and landscaped gardens.

### Entrance Hall

Front door with spy hole leads to the entrance hall where the

24-hour Tunstall emergency response system is situated. Door to a walk-in storage/airing cupboard. Security door entry system. Doors leading to the bedroom, living room and wet room.

### Kitchen

Fully fitted kitchen with a range of base and wall units for ample storage. Roll top work surfaces with tiled splash back. Stainless steel sink with lever tap and drainer sits beneath a large double glazed window. Built in waist height electric oven (for minimal bend) Electric four ringed hob with extractor hood above. Integrated fridge/freezer Tiled floor.

### Lounge

A generously sized living area, neutrally decorated and carpeted throughout. A large double glazed window to rear aspect allowing lots of natural light to flood the room. A partially glazed door leads to the separate kitchen. Raised power sockets and TV points for convenience.

### Bedroom

A spacious double room neutrally decorated and carpeted throughout with two double glazed UPVC windows allowing lots of natural daylight to fill the room.

### Wet Room

A fully tiled wet room from floor to ceiling comprising; a level access walk in shower with chrome wall mounted grab rails, toilet and basin seated on wooden effect cabinetry with wall mounted mirror above and additional lighting.

### Lease

Lease length: 125 years from the 1st June 2014  
Ground rent: £495 per annum  
Ground rent review: 1st June 2029

### Service Charges

- Apartment heating bills
- 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: £3,726.71 (for financial year ending 30/09/2025 )

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'

### Parking Permit

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Moving Made Easy & Additional Information

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

- Fibre to the cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

