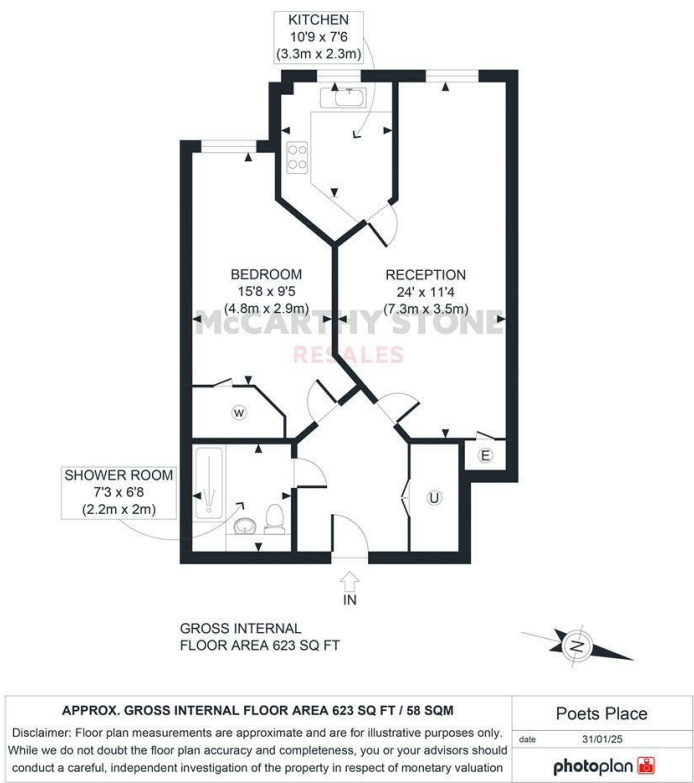


17 Poets Place

Alderton Hill, Loughton, IG10 3FS



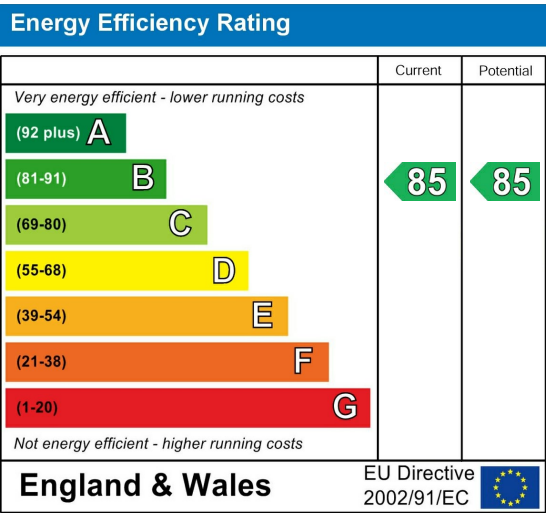
Asking price £350,000 Leasehold

One bedroom SOUTH WEST facing apartment situated on the first floor within a popular MCCARTHY STONE retirement living development.  
~ PART EXCHANGE, ENTITLEMENTS ADVISE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

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Council Tax Band: D



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# Poets Place, Alderton Hill, Loughton IG10

## 3FS

### Poets Place

Poets Place was built by McCarthy and Stone and designed specifically for independent retirement living for the over 60's. The development consists of 40 one and two bedroom apartments with design features to make day-today living easier. The apartments boast underfloor heating throughout, Sky/Sky+ connection points in lounge, and secure camera entry system with use with a standard TV. The dedicated House Manager is on site Monday to Friday - 9am till 3pm their working hours to take care of the running of the development. The Homeowners' lounge provides a great space to socialise with friends and family. There many social activities which residents can dip in and out, for example a monthly book club, fish and chip nights, quiz evenings, birthday celebrations and also organised theatre and shopping trips. Poets place is a lovely development due to its convenient location and beautiful landscape gardens which can be enjoyed all year round.

Poets Place is located on one of Loughton's highly desirable and prominent roads. You will find an abundance of restaurants, cafes, bars and local convenience stores within easy reach. Sainsburys and Morrisons supermarkets and M&S simply food are a short distance away on High Road. For days out there's Epping Forest with its picturesque lake. There are plenty of local bus routes in addition to Central Line Station with direct links into The City and West End.

### Entrance Hall

Front door with spy hole leads to the entrance hallway. Wall mounted 24-hour emergency response panel. Light switches, smoke detector and security door entry system. Door leading to a utility area with washer/dryer and storage. All doors leading to the living room, bedroom and shower room.

### Living Room

A spacious south west facing living room with large window allowing lots of natural light into the room. There's ample space for dining and a feature electric fire which acts as an attractive focal point. Sky TV and telephone points, three ceiling lights, raised electric power sockets. Part glazed door leads into the separate kitchen.



### Kitchen

Fitted with a range of modern wall and base units with contrasting work surfaces. Built-in waist heigh electric oven and eye level microwave above, four ring ceramic hob with stainless steel chimney style extractor hood over. Stainless steel sink with mixer tap sits in above the south west facing window with automatic opening and blind. Fitted integrated dishwasher, fridge and freezer. Under unit lighting, ceiling downlights and ceramic floor tiling.

### Bedroom

A bright and airy south west facing bedroom with full length window. A large walk in wardrobe provides plenty of hanging space, drawers and shelving. TV & phone points and raised sockets.

### Shower Room

Fully fitted modern suite comprising of a full width level access shower with glass screen and support rail, vanity unit with hand basin with illuminated mirror over and close coupled WC. Full and half height ceramic wall tiling, chrome towel rail and floor tiling. Tall flooring to ceiling shelving unit.

### Service Charge

- Cleaning of communal windows
  - Water for communal areas
  - 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 service charges please contact your Property Consultant or House Manager

Service charge: £3,063.78 per annum (until financial year ending 30/06/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what



# 1 bed | £350,000

benefits you may be entitled to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### Leasehold

999 years from 2017.  
Annual Charge £425  
Ground rent review: Jan 2032  
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

### 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

### Additional Information & Services

- Superfast Full Fibre Broadband available
- Mains water and electricity
- Underfloor room heating with individual thermostats
- Mains drainage

