



Total floor area 68.0 sq.m. (731 sq.ft.) approx

Printed Contact Details...

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: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

14 DEVEREUX COURT
SNAKES LANE WEST, WOODFORD GREEN, IG8 0DF



****GUIDE PRICE £350-375,000**** A spacious TWO BEDROOM first floor GARDEN FACING apartment located within a popular MCCARTHY STONE retirement living development

ASKING PRICE £350,000 LEASEHOLD

For further details, please call **0345 556 4104**
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DEVEREUX COURT, SNAKES LANE WEST, WOODFORD GREEN, IG8 0DF

2 BED | £350,000

DEVEREUX COURT

Devereux Court has been designed and constructed for modern living. The apartments boast underfloor heating throughout, Sky/Sky+ connection points in living rooms, and secure camera entry system with use with a standard TV. The dedicated House Manager is 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 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.

APARTMENT OVERVIEW

McCarthy Stone Resales are proud to bring to the market this well presented two bedroom apartment with beautiful views towards the well maintained gardens at the rear. The apartment comprises of a generous lounge, two double bedrooms, and well-equipped kitchen and bath / shower room.

ENTRANCE HALL

Front door with spy hole leads to the entrance hallway. The 24-hour Tunstall emergency response pull cord is located in the hall. Light

switches, smoke detector and security door entry system. Door leading to a storage cupboard and all doors leading to the lounge, bedrooms and bath / shower room.

LOUNGE

A well presented lounge benefitting views overlooking the communal gardens towards the rear. The lounge has ample space for dining, ideally positioned in front of the garden facing window. TV and telephone points, two decorative ceiling lights and raised electric power sockets. Part glazed door leads into the separate kitchen.

KITCHEN

Fitted with a range of modern wall and base units with a roll top worktop and ceramic tiling above. Stainless steel sink with mixer tap sits below the garden facing window with blind. Built-in (waist height - for minimal bend) electric oven and separate four ringed hob and extractor hood. tFitted integrated fridge and freezer. Under unit and ceiling lighting. Ceramic floor tiling.

MASTER BEDROOM

Spacious master bedroom with garden views has the benefit of a built-in wardrobe with mirrored sliding doors. TV and telephone points, ceiling light and raised electric power sockets

SECOND BEDROOM

Double second bedroom which could be used for dining or a study / hobby room, window provides views towards the rear gardens. Ceiling light and raised electric power sockets.

BATH & SHOWER ROOM

Fully tiled and fitted suite comprising of a bath with seat aid and separate shower cubicle both with support rails. WC. Vanity unit with inset sink and mirror above. Heated towel rail. Emergency pull-cord.

SERVICE CHARGE

- Visiting onsite house manager
- 24 hour emergency call system
- Water rates for communal areas and apartments
- Cleaning of communal windows
- 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 service charges please contact your Property Consultant or House Manager.

Ground rent: £5,562.36 per annum (up to financial year end 28/02/2024)

CAR PARKING PERMIT

The fee is £250 per annum and are on a first come, first served basis. Please check with your House Manager on site for availability

LEASE INFORMATION

Lease Length: 125 years from 1st January 2010

Ground Rent: £595 per annum

Ground rent review: 1st January 2025

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

