

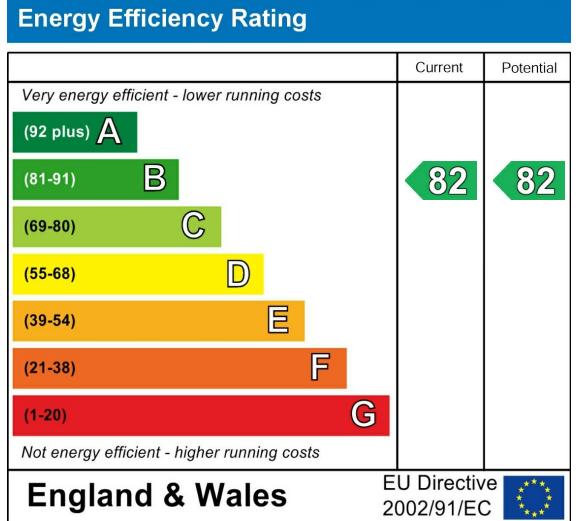
Total floor area 56.5 sq.m. (608 sq.ft.) approx

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: B**



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## 12 Chinnerys Court

Panfield Lane, Braintree, CM7 2AU

PRICE  
REDUCED



**PRICE REDUCTION**

**Offers over £225,000 Leasehold**

A beautifully presented one bedroom GROUND FLOOR apartment with a PATIO AREA and sunny SOUTH FACING aspect, positioned within a popular MCCARTHY STONE retirement living development.

~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE

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

# Chinnerys Court, Panfield Lane, Braintree

## Summary

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 this apartment featuring a walk in wardrobe, Sky+ connection point in lounge, 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. 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.

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.

## Apartment Overview

McCarthy Stone Resales are proud to bring to the market this beautifully presented one bedroom ground floor apartment with a patio area. The apartment has a sunny southerly aspect and

has a dual aspect lounge which allows lots of natural light in. The apartment is neutrally decorated throughout in order for you to 'make it your own!'. Early viewings advised.

## 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 cupboard/airing cupboard. Security door entry system. Doors leading to the bedroom, lounge and shower room.

## Lounge

A bright and airy south facing lounge benefiting from a dual aspect which allow lots of natural light in, one of the three windows incorporates a door which provides access to a patio area. The generous lounge has enough space for dining. TV point with Sky+ connectivity (subscription fees may apply). Telephone point. Two decorative ceiling light points. Raised electric power sockets. Partially glazed door leads onto the separate kitchen.

## Kitchen

Fully fitted modern kitchen with a range of base and wall units, granite styled work surfaces with tiled splash back. Stainless steel sink with lever tap and drainer sits below the window with blind. Built in waist height (for minimum bend) electric oven with space above for a microwave. Ceramic four ringed hob with extractor hood above. Integral fridge & freezer. Tiled floor. Ceiling spot lights and under pelmet lighting.

## Bedroom

Generously sized bedroom with south facing window. Built in mirror fronted fitted wardrobe. TV and telephone point. Decorative ceiling light point. Raised electric power sockets.

## Shower Room

A fully tiled purpose built modern wet room comprising of a walk in shower with glass screen and support rail, WC, vanity unit with wash hand basin with mirror and light above. Emergency pull-cord.

## Service Charge (breakdown)

- 24-hour emergency call system
- On-site visiting house manager



# 1 Bed | £225,000

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- Apartment heating bills
- 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.

Service charge: £3,581.70 per annum (for financial year ending 30/09/24)

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements e.g Attendance Allowance £3,500-£5,200').

## Car Parking Permit Scheme-subject to availability

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

## Lease Information

Lease Length: 125 years from the 1st June 2014

Ground Rent: £425 per annum

Ground rent review: 1st June 2029

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

## Additional Services

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs.

**\*\* 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

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

