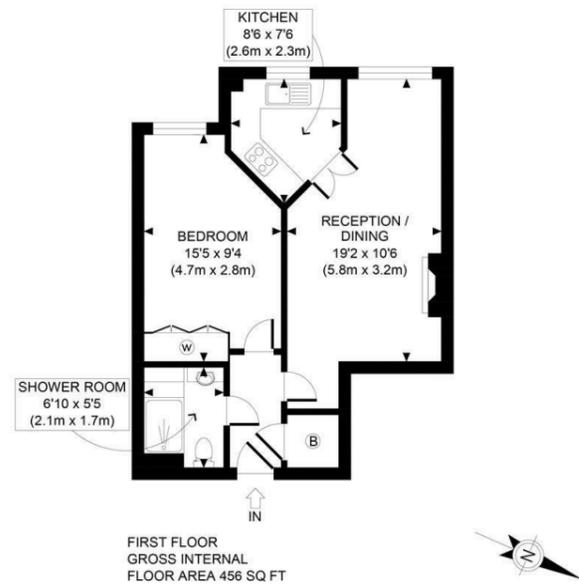


## 20 Sanders Court

Junction Road, Brentwood, CM14 5FG

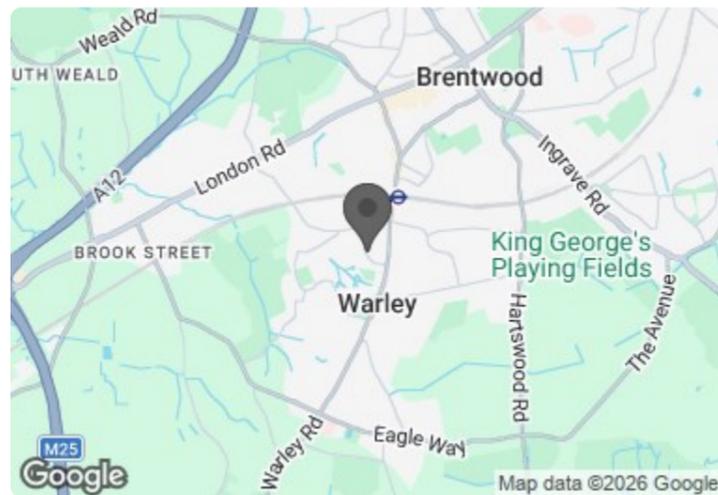
PRICE  
REDUCED



APPROX. GROSS INTERNAL FLOOR AREA 456 SQ FT / 42 SQM <small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.</small>	Sanders court date 27/01/25 photoplan
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### Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £149,900 Leasehold

A purpose built one bed FIRST FLOOR retirement apartment overlooking the communal gardens -Built & Managed by McCarthy Stone-

Sanders Court has been designed to support modern living with apartments featuring built in wardrobes to the bedroom, 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.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Junction Road, Warley

## Summary

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.

## Entrance Hall

Front door with spy hole leads to the large

entrance hall - the 24-hour Tunstall emergency response pull cord 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 living room, with double glazed windows overlooking the communal landscaped gardens and a west-south westerly aspect. Feature fireplace providing a focal point for this lovely room. TV point with Sky/Sky+ connectivity (subscription fees may apply). Telephone point. Two ceiling lights. Raised electric power sockets. Glazed double doors lead into a separate kitchen.

## Kitchen

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

## Bedroom

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

## Shower Room

Fully tiled and fitted with suite comprising shower cubicle with glazed sliding door, thermostatically controlled shower and grab

# 1 Bed | £149,900

PRICE  
REDUCED

rail; low level WC; vanity unit including storage 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 is £3,379.46 per annum (for financial year ending 28/02/2027).

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.

## Leasehold

Lease: 125 years from 1st June 2008

Ground Rent: £730.81 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.

## Care Parking

Parking is available on a first come first served basis.

## Additional Information & Services

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

