



**11 Sawyers Court Chelmsford Road
Shenfield
Offers over £200,000**

MEACOCK & JONES

11 Sawyers Court Chelmsford Road, Shenfield, Essex, CM15 8RH

* INITIAL OFFERS INVITED IN THE REGION OF £200,000 - £225,000 *

A rare opportunity to acquire THE LARGEST OF THE ONE BEDROOM APARTMENTS, measuring 664 square feet, within the well regarded Sawyers Court development. This very pleasant and well maintained first floor one bedroom warden controlled retirement apartment is situated on the southerly side of this very popular retirement complex overlooking the communal surrounding garden through a feature Juliette style balcony. This building is in a very ideal location, being only a few yards from Shenfield Broadway, shops and trains.

From a secure communal entrance, a lift and staircase rises to the first floor level. From the landing, a front door opens to the:-

ENTRANCE HALL

Coved cornice to ceiling. Electric heater. A door opens to a deep cupboard measuring 6'10 x 4'2. An excellent and practical area for storage with light and shelving. This useful cupboard also accommodates the hot water cylinder. Door to:-

SHOWER ROOM

A modern and contemporary style shower room fitted with a suite comprising a shower enclosure with wall mounted controls. A ceramic close coupled WC. Vanity wash hand basin with chromium mixer tap and white gloss cupboards below. The walls are partially tiled with a modern grey tiling. Spotlights to ceiling. Extractor fan. Shaver point.

BEDROOM

11'7 x 11'5 plus study (3.53m x 3.48m plus study)

A well proportioned bedroom fitted with a UPVC double glazed window that overlooks the southerly communal garden at Sawyers Court below. Electric heater. Running

along an entire wall is a wide dressing table with matching floor to ceiling wardrobe to opposite wall and drawers adjacent with shelving above. Coved cornice to ceiling. Leading off the bedroom is a STUDY AREA/DRESSING ROOM which has dimensions of 8'8 x 5'3 reducing 4'1. An excellent area which has previously been used as a study though could very well provide a dressing room, if required. To the far wall are a pair of sliding wooden doors that open to a built in cupboard that provides extensive hanging and shelving space.

LOUNGE/DINER

23'7 x 12'3 (7.19m x 3.73m)

A bright and spacious reception room from which a sliding double glazed door opens to a Juliette style balcony to the south facing communal garden at the rear of the property. Coved cornice to ceiling. Electric heater. This is a particularly spacious lounge/diner and can quite comfortably accommodate a dining table capable of seating six people with ease. The dining area is conveniently situated adjacent to the kitchen.

KITCHEN

7'9 x 7'4 (2.36m x 2.24m)

A very well appointed kitchen comprehensively fitted with a range of units that comprise base cupboards, drawers and matching wall cabinets along three walls. A marble effect roll edge worktop incorporates a single drainer sink unit with mixer tap and tiled splashbacks fitted above. Integrated appliances to remain include an AEG Electrolux hob with stainless steel extractor unit fitted above. Stainless steel Bosch oven with Samsung microwave oven inset above. Space for dishwasher and freestanding fridge/freezer.

AGENT'S NOTE

TENURE LEASEHOLD

Council Tax Band C

Lease - 95 years unexpired
Service Charge - £1336.90 per half year including building insurance
Ground Rent £183.14 per half year
Residents to be aged over 60
Non allocated on-site parking

There is a guest bedroom available where relatives of residents are able to stay for up to five nights. This is by prior arrangement with the warden.



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 56 | 58 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |

