



**27 Sawyers Court, Chelmsford Road
Shenfield
£175,000**

MEACOCK & JONES

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

An excellent opportunity for a buyer over the age of 55 to acquire a centrally located Shenfield property, within short walking distance of the mainline railway station and shopping Broadway.

Spacious Sitting Room. Fitted Kitchen. Good size bedroom. Electric storage heating. Parking. Well maintained. Gardens. No onward chain. 0.4 miles from Shenfield Station. Convenient for Broadway shops.

The building is accessed through a secure main door via a telephone entry system. This door can be opened from the control within the hallway or otherwise using a fob from outside. Once within the building, the property can be found on the second floor.

ENTRANCE HALL

A pair of double doors opens to an L-shaped entrance hall. Airing cupboard with slatted shelving and hot water cylinder fitted with light. Additional door to a most practical storage cupboard fitted with shelving. Coved cornice to ceiling. Doors open to:-

LOUNGE/DINING ROOM

16'6 into dormer window x 11'2 (5.03m into dormer window x 3.40m)

This is an attractive bright and spacious room drawing light from a large UPVC double glazed window providing elevated views of the Sawyers Court garden below. Coved cornice to ceiling. Arch to:-

KITCHEN

8' x 7' (2.44m x 2.13m)

The kitchen has been comprehensively fitted with a range of wooden units which comprise base cupboards, drawers and matching wall cabinets along three walls. A marble effect roll edge worktop incorporates a one and a quarter bowl single drainer stainless steel sink unit with mixer tap and

brick effect tiled splashbacks above. Space for free standing fridge/freezer. Integrated appliances to remain include a Zanussi stainless steel oven with four ring hob above with glass and stainless steel extractor hood over.

BEDROOM ONE

14' max x 9'10 (4.27m max x 3.00m)

A very good sized bedroom fitted with a UPVC double glazed window also providing elevated views of the Sawyers Court garden below. Coved cornice to ceiling. A pair of floor to ceiling sliding mirrored doors open to reveal a wardrobe fitted with hanging rail and shelving.

SHOWER ROOM

This room has been fitted with a wet room style shower. Close coupled WC and wall mounted wash hand basin. Tiling to full ceiling height with decorative border. Extractor fan. Heated towel rail.

AGENT'S NOTE

TENURE LEASEHOLD

Held for a term of 125 years from 1st September 1985.

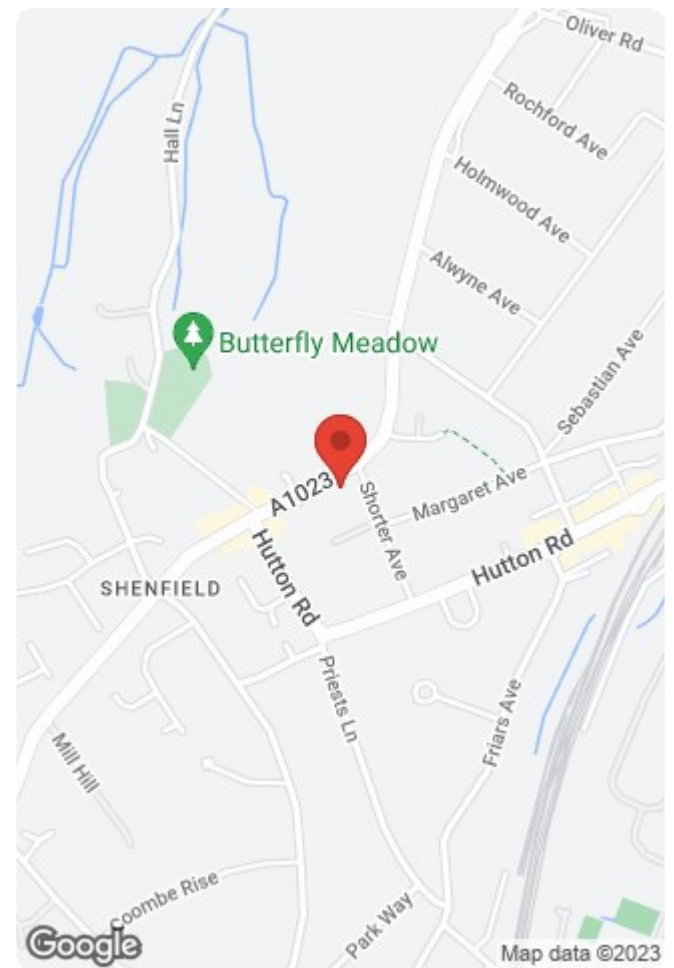
Service Charge £2,800 per annum

Ground Rent £183.14 payable twice yearly

Council tax band C Amount due in 2019 £1,532.87

Reduction of 25% for single person occupancy £1,149.65

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 | | 74 | 78 |
| (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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 69 | 70 |
| (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 | |

