



**Sawyers Court Chelmsford Road  
Shenfield  
Offers in excess of £160,000**

**MEACOCK & JONES**

## **Sawyers Court Chelmsford Road, Shenfield, , CM15 8RH**

A very pleasant and well maintained one bedroom RETIREMENT apartment. The property is situated on the first floor level with security entry phone and 24 hour emergency cord. There is also a lift to all floors, laundry room, communal gardens and residents parking. This development has the benefit of a shared residency lounge providing an opportunity to socialise with other residents if desired. The property is in a most convenient location, only a few minutes walk from Shenfield mainline railway station and shopping Broadway. This property is suitable for retirement living for the over 60s. NO ONWARD CHAIN.

Good size lounge/diner, Fitted kitchen. Spacious bedroom. Shower Room. Parking. Excellent location.

A security entrance door leads to the reception hall with lift and stairs to all floors. There is also a communal residents lounge and laundry room.

### **Accommodation Comprises of:-**

#### **Entrance Hall**

Spacious entrance hall with built-in storage cupboard. Doors to:-

#### **Lounge**

16'3 x 11'1 (4.95m x 3.38m)

Spacious lounge with feature fire and fire surround. Electric wall mounted heater. Double glazed window to rear overlooking the communal garden and open to the:-

#### **Kitchen**

6'11 x 6'6 (2.11m x 1.98m)

Modern kitchen comprehensively fitted with a good range of units comprising base cupboards, drawers and matching wall cabinets. Laminated work surfaces incorporating a stainless steel sink with drainer. Freestanding double oven and hob with cooker hood above. Park tiling to walls.

#### **Bedroom**

13' x 9'9 (3.96m x 2.97m)

A well proportioned bedroom with large fitted wardrobes and a chest of drawers providing excellent hanging and storage space. Electric wall mounted heater. Double glazed window to the rear elevation overlooking the communal garden.

#### **Shower Room**

6'11 x 4'11 (2.11m x 1.50m)

A stylishly appointed shower room with large shower cubicle with electric shower. Vanity wash hand basin with mixer tap and storage cupboard below. Close coupled WC. Heated towel rail. Wall mounted lighted mirror. Wood style flooring and full tiling to walls.

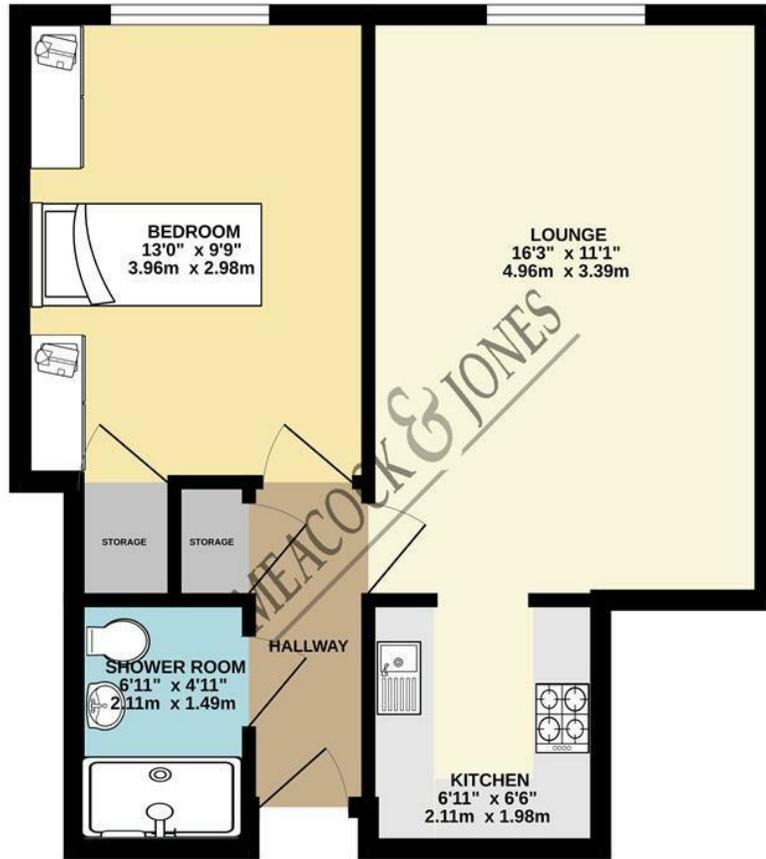
#### **Agents Note**

Leasehold - 85 Years Remaining

Service Charge from 1st March 2025 - 31st August 2025 - £2,448.18

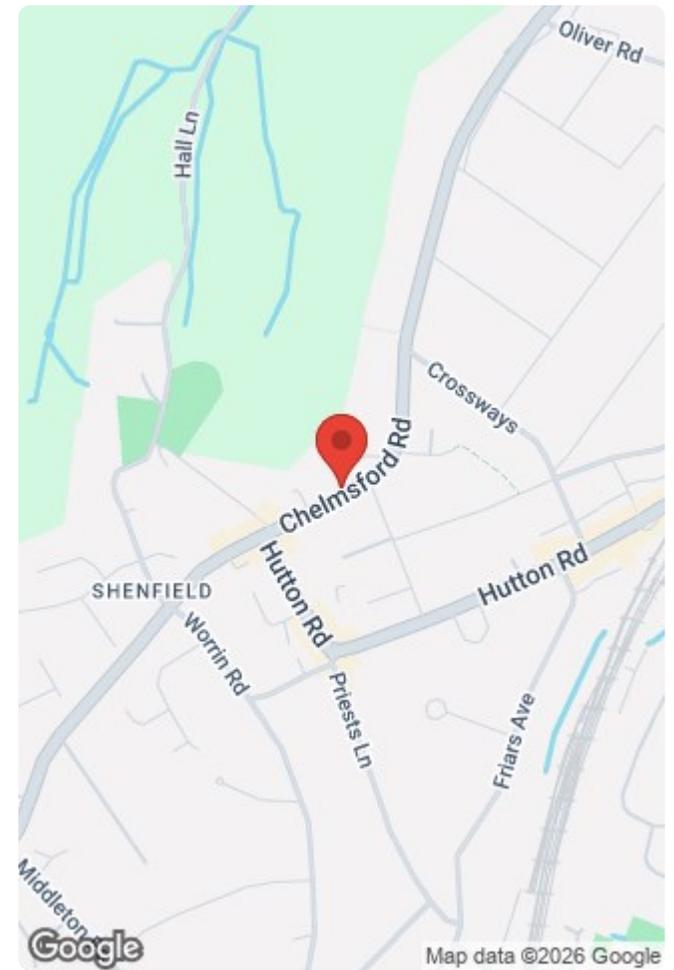
Ground Rent: £183.14 per half year

GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA - 434 sq.ft. (40.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		<b>81</b>	<b>83</b>
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

