



**Flat 1 Sawyers Court, Chelmsford Road
Shenfield
Offers over £199,500**

MEACOCK & JONES

Flat 1 Sawyers Court, Chelmsford Road, Shenfield, Essex, CM15 8RH

A rare opportunity to acquire a premium retirement apartment. A ground floor dwelling within Sawyers Court with direct access to the well tended south easterly gardens within the popular development. This appealing home has been beautifully decorated and finished to a very high standard. This property is suitable for retirement living for the over 60s.

- * Direct Garden Access.
- * Double Bedroom.
- * Spacious Living Room With French Doors.
- * Kitchen With Garden Views.
- * Re-Fitted Shower Room.
- * Rare Opportunity.
- * Excellent Location.
- * Beautifully Decorated.

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 ground floor. A front door opens to the:-

ENTRANCE HALL

Door to airing cupboard with hot water cylinder and slatted shelving. Coved cornice to ceiling.

SHOWER ROOM

This comprises a close coupled WC. Pedestal wash hand basin with Victorian style mixer tap. Walk-in wet room style shower with wall mounted controls. Half tiling to walls with feature border. Heated towel rail. Extractor fan.

SITTING ROOM



18' x 10'6 (5.49m x 3.20m)

A lovely bright and spacious reception room drawing maximum light from a pair of UPVC double glazed french doors with windows to either side that open to the south easterly rear garden. This is a unique feature to this property and very much separates it from the other apartments. Coved cornice to ceiling. A central focal point is a decorative fire surround which incorporates a feature coal effect electric fire. From the sitting room an arch opens to the:-

KITCHEN



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

The kitchen has been comprehensively fitted with a good quality range of units that comprise base cupboards, drawers and matching wall cabinets along three walls. Inset into a marble effect roll edge worktop incorporates a one and a quarter bowl single drainer stainless steel sink unit with mixer tap and tiled splashback. Diplomat four ring cooker with concealed extractor hood fitted above. Integrated appliances to remain include a eye level Diplomat oven. Integrated refrigerator and freezer. A UPVC double glazed window overlooks the communal garden with a south easterly elevation.

BEDROOM



10'6 x 10' (3.20m x 3.05m)

A sizeable double bedroom illuminated by a UPVC double glazed window to the front elevation. Coved cornice to ceiling. Painted double doors open to reveal wardrobes that provide ample hanging and shelving space.

AGENT'S NOTE

TENURE LEASEHOLD

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

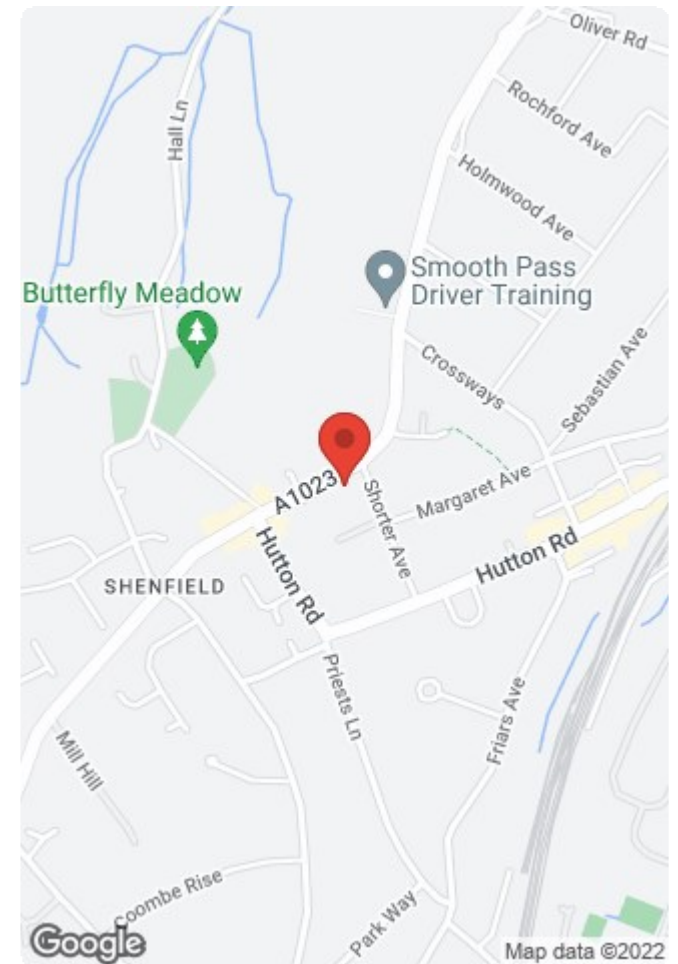
Service Charge £2,800 per annum

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			
(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			
(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	

