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MEACOCK & JONES



Flat 5 Sawyers Court Chelmsford Road Shenfield

Guide price £200,000 - £220,000

*** Guide Price £200,000 - £220,000 *** This lovely ground floor retirement apartment is located in a great position just a short walk away from Shenfield high streets shops and mainline railway station. The complex has the convenience and peace of mind of a part time manager on site and a 24 hour emergency call system.

There is a secure entry system leading you into the building with a personal door opening to the apartment itself which is very spacious, commencing with a good sized entrance hall, with a large storage cupboard. The accommodation includes a double bedroom, with built in wardrobes to one wall, and a good sized bathroom, with bath and shower over. The lounge is a lovely bright and airy space with bay window to side and patio doors leading outside to a small communal terrace area, which faces southerly so has plenty of sunshine throughout the day. Finally, the kitchen is fitted with shaker style units at both eye and low level, laminate work tops, with a window to the front. There is the advantage of a residents lounge, providing the option to socialise with the other residents should you so wish, plus there is a laundry facility.

Externally the lovely grounds are well maintained with attractive trees, shrubs and flower beds, whilst the car park has plenty of parking available.



Accommodation comprises:

Entrance Hallway

Double Bedroom

10'7 x 9'10 (3.23m x 3.00m)

Bathroom

6'4 x 5'7 (1.93m x 1.70m)

Lounge

18' x 10'7 (5.49m x 3.23m)

Kitchen

7'1 x 6'10 (2.16m x 2.08m)

Lease - 85 Years Remaining

Service Charge - £2,434.61 Half Yearly

Ground Rent - £183.14 Half Yearly

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			
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Not environmentally friendly - higher CO ₂ emissions			
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