



**Flat 6 Sawyers Court Chelmsford Road  
Shenfield  
£185,000**

**MEACOCK & JONES**

## Flat 6 Sawyers Court Chelmsford Road, Shenfield, Essex, CM15 8RH

A delightful ground floor one bedroom retirement apartment situated with pleasant views of the well tended communal gardens to the rear of the development. The property benefits from a 24 hour careline as well as a part time development manager, a communal lounge for residents and a communal launderette. The building is in a very convenient location just a short walk from Shenfield mainline railway station and shopping Broadway.

Good sized lounge. Fitted kitchen. Spacious bedroom. Shower Room. Parking. Excellent location; No onward chain.

### Accommodation comprises:

From a secure communal entrance a wooden door with an obscure glazed panel opens to:-

### Entrance Hallway

A spacious entrance hall leads to:-

### Shower Room

This is a large room tastefully fitted with a wide walk-in wet room style shower enclosure. Back to wall WC with concealed cistern and vanity wash hand basin with mixer taps and useful cupboards fitted below. Additional cupboard and mirror with spotlights above. Tiling to full ceiling height. Attractive floor. Heated ladder towel rail. Extractor fan. Tasteful graphite type flooring.

### Lounge

16' x 11' plus bay (4.88m x 3.35m plus bay)

This is a lovely bright and spacious room drawing light from a UPVC double glazed bay window with pretty views over the garden and terrace. Electric storage heater fitted below. Coved cornice to ceiling. Wall mounted security entry phone system. A key focal point is a delightful electric fire with an attractive limestone surround and hearth. Telephone point. An arch leads from here into the:

### Kitchen

7'1 x 6'6 (2.16m x 1.98m)

The kitchen has been comprehensively fitted with a range of units which comprise base cupboards, drawers and matching wall cabinets along two walls. Integrated into a roll edge wooden worktop is a stainless steel single drainer sink unit with mixer tap and tiled splashbacks fitted above. Recesses are able to accommodate a freestanding fridge-freezer and oven cooker with extractor fan fitted above.

### Bedroom

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

This is a very pleasant bedroom fitted with a UPVC double glazed window also overlooking the terrace and gardens beyond. Coved cornice to ceiling and electric storage heater. Wooden double doors open to a very practical and deep wardrobe fitted with ample hanging and shelving space.

### AGENTS NOTE:

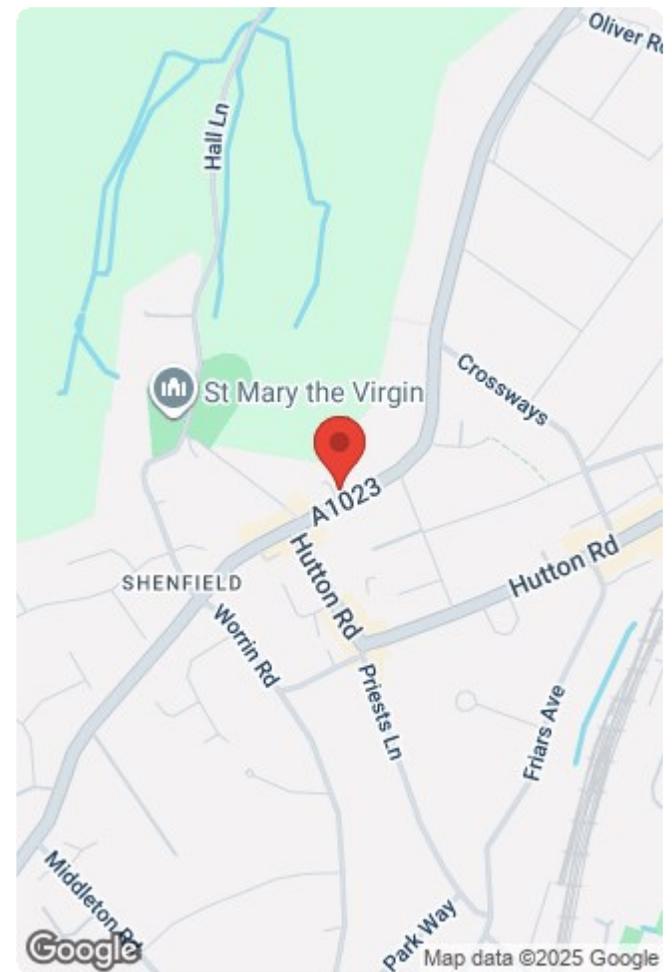
Lease - 995 years unexpired

Service Charge - £2485.36 per half year including building insurance

Ground Rent £183.14 per half year

Residents to be aged over 60

Non allocated on-site parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	80
<b>England &amp; Wales</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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

