



## Sawyers Court, Shenfield

Ideally situated, this one bedroom retirement apartment is close to the centre of Shenfield for local shops as well as public transport facilities including the mainline railway station for easy access to London. The apartment is located on the first floor with lift to all levels, security entry phone and 24 hour emergency pull cord. There is also a communal residents lounge, laundry room, gardens and shared parking area via a permit system. The accommodation comprises; entrance hall with built in storage cupboard, lounge/diner leading to kitchen, bedroom with built in wardrobes and modern shower room. EPC B.

£185,000

**WN**  
PROPERTIES



## Entrance Hall

Built in storage cupboard and doors to:

## Lounge/Diner 16' 3" x 11' 11" (4.95m x 3.63m)

Spacious room with freestanding feature fire surround. Electric wall mounted heater, double glazed window to rear over looking communal garden and open to;

## Kitchen 6' 10" max x 6' 5" (2.08m x 1.95m)

Range of wall and base fitted units, stainless steel sink with drainer and laminated work surfaces. Freestanding double oven and hob with cooker hood above, freestanding fridge/freezer and part tiled walls.

## Bedroom 13' 0" to rear of wardrobes x 9' 8" (3.96m x 2.94m)

Bespoke fitted wardrobes, side table and chest of drawers. Electric wall mounted heater and double glazed window to rear looking over the communal garden.

## Shower Room

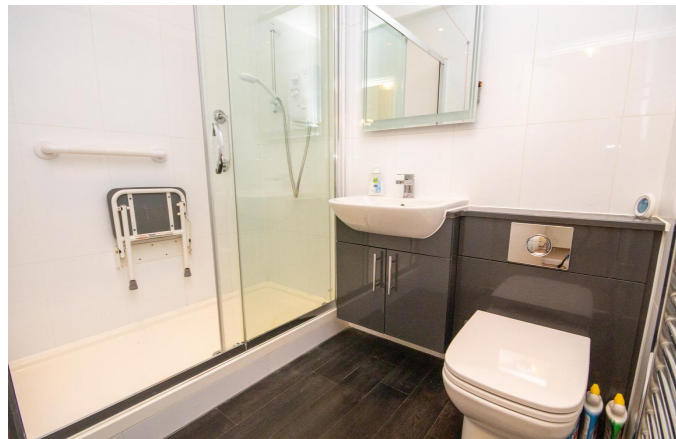
Modern shower room with large shower cubicle and electric shower. Vanity wash hand basin with mixer tap and storage cupboard below. Close coupled WC, heated towel rail, wall mounted lighted mirror tiled walls and wood style flooring.


## Communal Facilities

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 as well as communal gardens and residents permit parking area.

## Agents Note

- Lease remaining is 88 years.
- Service charge from 1<sup>st</sup> March 2022 – 31 August 2022 £1,677.11.
- Ground rent £183.14 per half year.



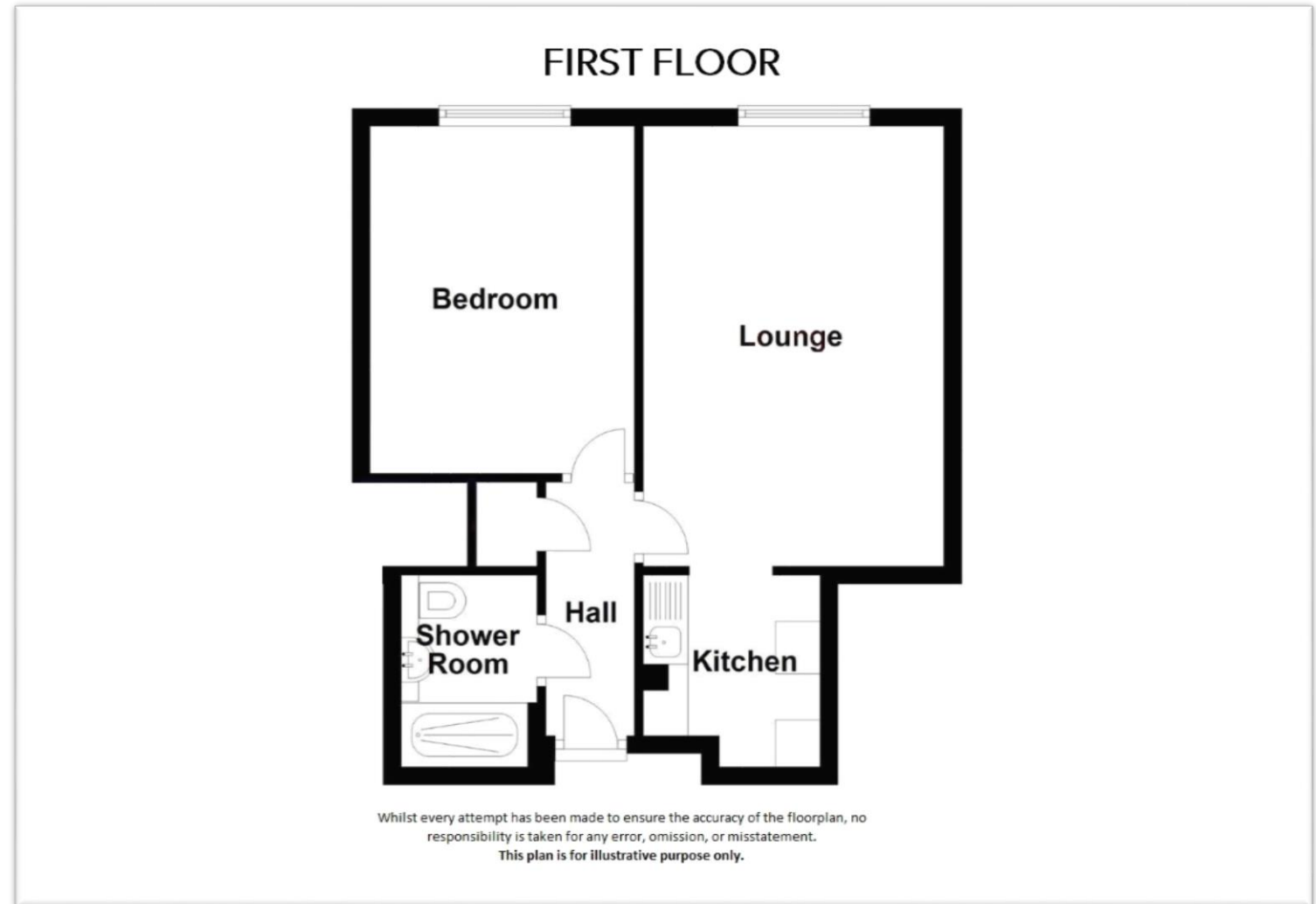
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	81	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Council Tax band C

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