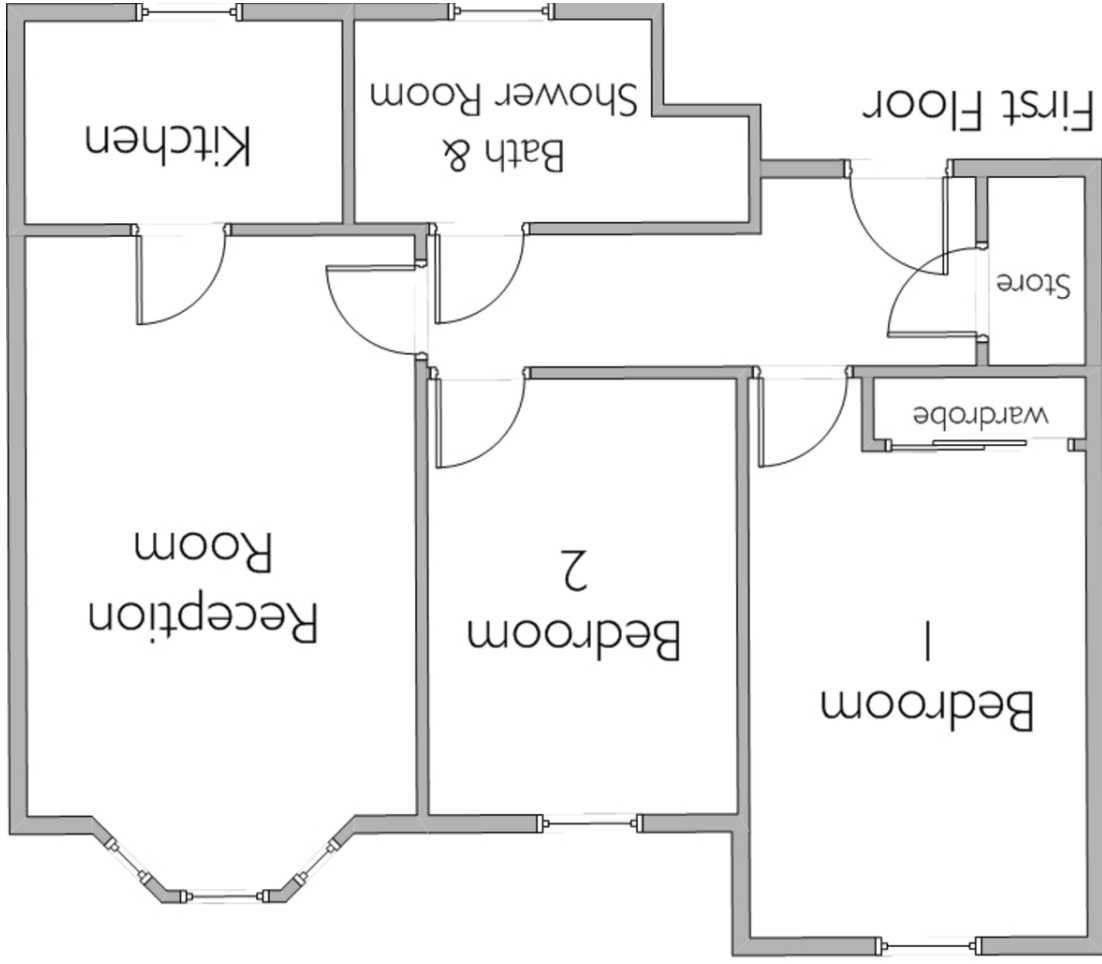




Whilst every care has been taken in the preparation of these sales particulars they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.



Gross Internal Floor Area:
 Approximately 652 sq.ft. / 61 sq.m.

FREE MARKET APPRAISAL
 We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.
FINANCIAL SERVICES
 If you require a mortgage to purchase this or any other property we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.
 MEASUREMENTS
 ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



20 Stewart Court
 Epping

20 Stewart Court

Epping, CM16 4FJ

Stewart Court is a McCarthy and Stone development of apartments designed for occupation by those 60 years and older and standing within a short distance of Epping's many High Street amenities. The two-bedroom accommodation has uPVC double glazing, electric underfloor heating and a number of well-devised features and good quality fittings. Further features of the building include a comfortable communal reception area, laundry room, on-site part-time House Manager, CCTV and 24-hour careline

- First Floor Apartment
- Over 60's Occupation
- Two Bedrooms
- Close to shops
- Smartly Presented
- Double Glazing

£415,000



GROUND FLOOR COMMUNAL AREAS

The property is entered through a lobby with Intercom remote-access. This opens to a large Reception Room with a Kitchen Area. The Reception Area is attractively furnished with seating arranged around a feature fireplace. The House Manager's office is located adjacent to the Residents' Lounge. Corridors lead off to the individual apartments with each having their own door and there is a lift to the first floor. A Laundry is available for all residents' use.

FIRST FLOOR HALLWAY

Large walk-in storage cupboard and emergency Careline activation button.

LIVING AND DINING ROOM

19' 10max" x 10' 9" (6.05m x 3.28m)

KITCHEN

8' 11" x 5' 8" (2.72m x 1.73m)

BEDROOM 1

15' 9" x 9' 4" (4.8m x 2.84m)

BEDROOM 2

12' 5" x 8' 9" (3.78m x 2.67m)



SERVICES

Mains water, drainage and electricity services are understood to be connected. No services or installations have been tested.

EVENT FEE

It is understood that, upon sale, any owner will be liable to contribute towards a 'contingency fund' for the building and this fee is understood to be no more than 1% of the eventual selling price.

BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'E'.

TENURE

The property is leasehold. The lease is understood to be 125 years commencing 1st January 2010.

SERVICE CHARGE

A service charge is administered in relation to maintenance of the building, communal areas and grounds, the 24-hour Careline system, water services, buildings insurance and part-time House Manager. This charge is in the region of £4,418.52 Per Annum. The annual ground rent is understood to be in the region of £495. This is paid Half-yearly.



BATHROOM

10' 8 max" x 5' 8" (3.25m x 1.73m)

EXTERIOR

The property stands within grounds of well-tended lawned gardens with pathways, sitting areas, mature trees, a pond and well-planted beds and borders.

Parking is available for some vehicle-using residents with permits allocated on a basis of availability and payment.

