

Stevenette



2 Carlton House

Algiers Road, Loughton, Essex, IG10 4RS

£550,000

PROPERTY FEATURES

- Lower Ground Floor Retirement Flat
- Direct Access to Gardens
- 3 Good Bedrooms
- Double Glazing
- Electric Storage Heating
- Bright Presentation

FULL DESCRIPTION

Offered with NO ONWARD CHAIN. Carlton House is a desirable development of apartments offering retirement accommodation for those aged 60 years and over. The building stands on the corner of Algers Road and the High Road where, within a short walk, there is a great choice of shops, cafes and other amenities including M&S Food, Sainsburys and Gails bakery. No 2. is, we believe the largest apartment in the building and occupies the prime position on the lower ground floor having its own French doors to a patio area within the lovely communal gardens. The layout provides particularly spacious 3 bedroom/ 2bath/shower-room (including an en-suite) accommodation with an abundance of storage. Communal recreational areas include a residents' lounge, laundry, gym and there is excellent off street parking.

COMMUNAL AREAS

Carlton House has a number of very well-furnished communal areas including the large Living Room which has a fully-stocked kitchen area and is ideal for social events or relaxing with views onto the gardens. There is also a hairdressing salon on-site, laundrette, gym and overnight room for occasional needs-based family stays.

LOWER GROUND FLOOR

Lifts operate to all floors,

ENTRANCE HALL

Three cloaks/storage cupboards.

RECEPTION ROOM

10' 4" x 16' 6" (3.15m x 5.03m)



KITCHEN

10' 4" x 7' 6" (3.15m x 2.29m)

BEDROOM 1

10' 4" x 17' 7" (3.15m x 5.36m)

BEDROOM 2

9' 5" x 14' 2" (2.87m x 4.32m)

BEDROOM 3

9' 5" x 11' 1" (2.87m x 3.38m)

EN-SUITE SHOWER & WC

7' 10" x 5' 10" (2.39m x 1.78m)

SHOWER & WC

6' 3" x 6' 0" (1.91m x 1.83m)

STORE

6' 0" x 7' 5" (1.83m x 2.26m)

EXTERIOR

To the rear of the building is a well-tended garden with areas of lawn, a large terrace and other sitting areas. This garden area is directly accessed from both sets of French doors within the apartment.

A gate leads to the parking area at the rear of the building.

SERVICES

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

BROADBAND

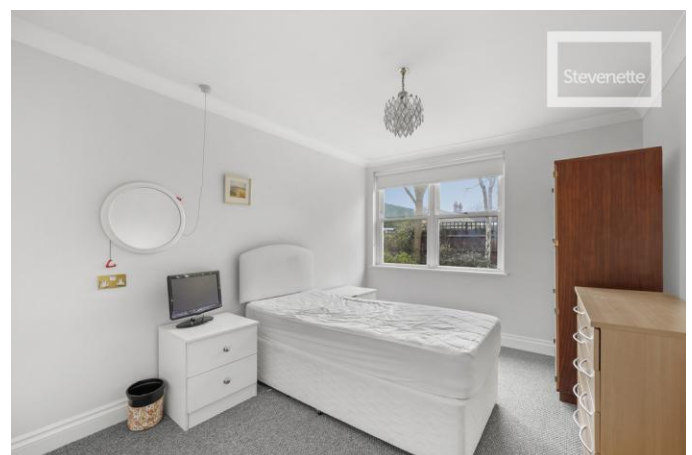
It is understood that Fibre Optic Broadband is available in this area.

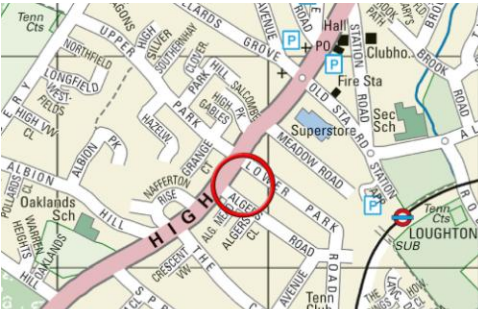
COUNCIL TAX

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

TENURE & SERVICE CHARGE

The property is understood to be Leasehold (125 years



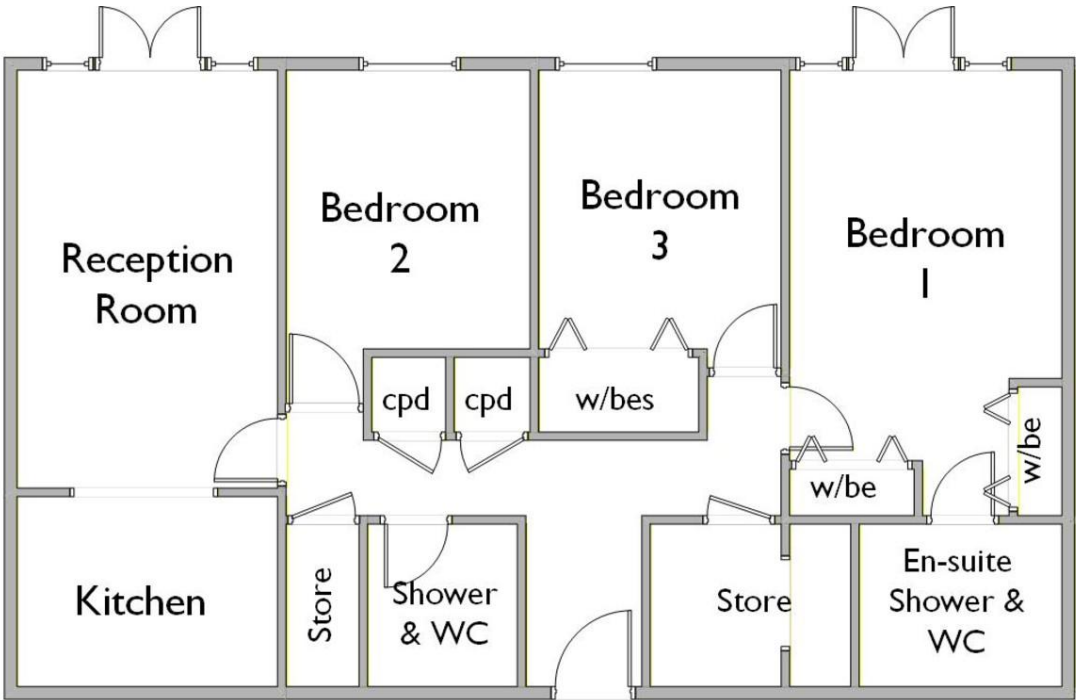
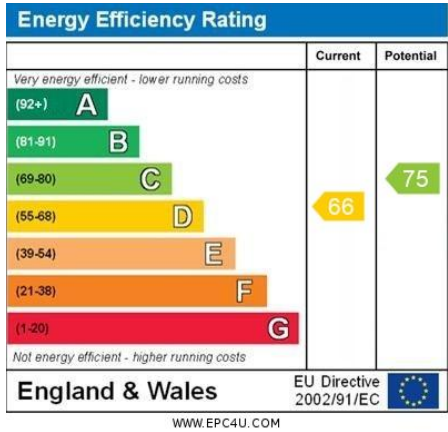


commencing April 1994). An annual service charge is payable in respect of the maintenance and utilities of the building and gardens, payment for the House Manager (9am to 5pm), call alarm, water rates and Buildings Insurance.

The current charge for this apartment is understood to be £4745 per year. Ground rent is understood to be £221.75 per year. These figures are subject to verification by the sellers' solicitors. We understand that, upon each sale, an event fee is to be paid by the owner of the apartment and this is calculated upon assignment according to provisions in the lease.

PARKING

Carlton House has good car park areas for residents' parking.



Gross Internal Floor Area: Approximately 1000 sq.ft. / 93 sq.m.

PROPERTY PEOPLE PROFESSIONALISM

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements