

## **50 Homebush House**

**142 Kings Head Hill, Chingford, London, E4 7PW**



A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT PROPERTY BENEFITS FROM LEASE EXTENSION Homebush House was constructed by McCarthy & Stone (Developments) Ltd and comprises 58 properties arranged over 3 floors each served by lift. The Visiting Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Visiting Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, bedroom and bathroom. There is 1 two bedroom flat. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

Residents' lounge  
Communal Laundry  
Lift to all floors  
2 Guest Suites  
Minimum Age 60

Visiting Development Manager  
Lease: 139 years from 1983



**PRICE: £125,000**

**For more details or to make an appointment to view, please contact**

**Mandy Bolwell**



Total area: approx. 36.3 sq. metres (390.2 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	79
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	74
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/08/21**

**Annual Ground Rent:**

**£441.62**

**Ground Rent Period Review:**

**Next uplift 2027**

**Annual Service Charge:**

**£2081.88**

**Contingency Fund Balance:**

**£85,045.94 Sept 2019**

**Event Fees:**

**1% Transfer**

**0% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.