

# **Britain's Number One Retirement Property Specialist**

# **6 Hedingham Place**

Spring Way, Sible Hedingham, Essex,CO9 3SW



A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR Hedingham Place was constructed by Hedingham Developments Ltd and comprises 36 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one, two or three bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Communal sattelite dish requiring a one off connection payment. Double glazing throughout. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

Residents' lounge Communal Laundry facilities 24 hour emergency Appello system Car Park Patio Area

Guest Suite and aLift to all floors Visiting Development Manager Lease: 125 years from 1994 Price to include carpets and light fittings







PRICE: £110,000

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

**Mandy Abbott** 





# Visit us at retirementhomesearch.co.uk



#### Floor Plan

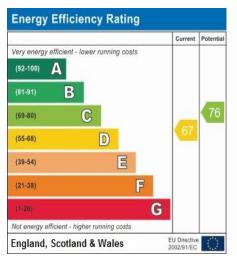
Approx. 48.4 sq. metres (520.5 sq. feet)

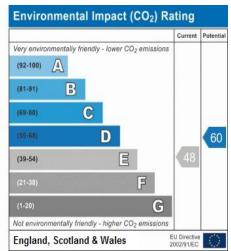


## Total area: approx. 48.4 sq. metres (520.5 sq. feet)

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. reserved.

Plan produced using PlanUp.





### For Financial Year Ending:

31/10/21

**Annual Ground Rent:** 

£200.00

**Ground Rent Period Review:** 

Next uplift 2044

**Annual Service Charge:** 

£3024.94

**Contingency Fund Balance:** 

**£TBC** 

**Event Fees:** 

1% Transfer **Nil Contingency** 

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Registered in England No. 3829469



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.