

13 Gibson Court

Regarth Avenue, Romford, Essex, RM1 1AJ



A RECENTLY REDECORATED AND RE-CARPETED ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR. Gibson Court comprises 54 properties arranged over 4 floors. Apartments 1 - 49 are served by a lift. Conveniently situated to Romford town Centre with all its amenities including main supermarkets and train station. There is a Bus Stop out the Development. The resident 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 response system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. 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.

Resident House Manager Mon-Fri
Residents' Lounge and Gardens
Communal Laundry facilities
Gated Complex with car park
Guest Room

24 hour emergency Appello call system
NO COMMUNAL STORAGE FOR MOBILITY
SCOOTERS.
Lease: 99 years from 2001
Price to include carpets



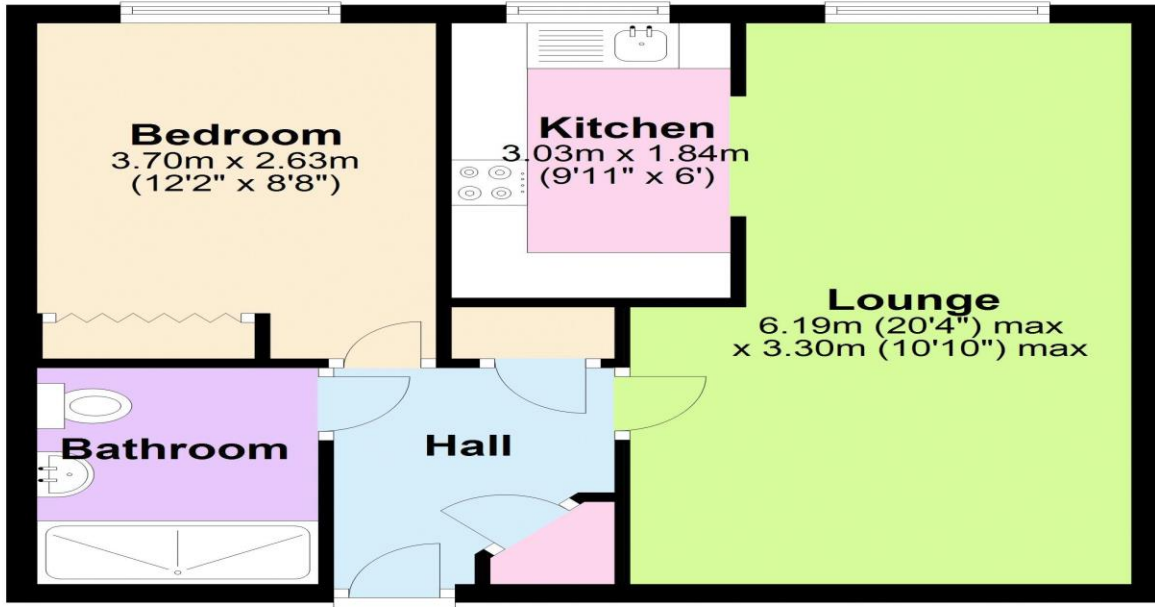
PRICE: £120,000

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

Mandy Abbott

Flat

Approx. 44.6 sq. metres (480.1 sq. feet)



Total area: approx. 44.6 sq. metres (480.1 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. Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 77 | 81 |
| | | EU Directive 2002/91/EC | |

For Financial Year Ending:

31/3/22

Annual Ground Rent:

£TBC

Ground Rent Period Review:

Next uplift 2034

Annual Service Charge:

£2741.00

Contingency Fund Balance:

£TBC

Event Fees:

1% Transfer

1% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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.