

56 Meadow Court

St Agnes Road, East Grinstead, West Sussex, RH19 3GF



PRICE: Guide Price £80,000

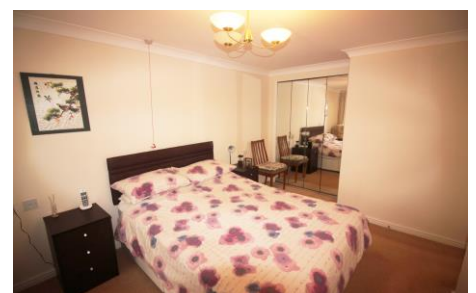
Lease: 125 years from 2004

Property Description:

***GUIDE PRICE 80,000 - 100,000* A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR WITHIN EASY REACH OF TOWN CENTRE AND PARK NEARBY**

Meadow Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 61 properties arranged over 3 floors each served by lift. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline 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, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding 'Event Fees' that may apply to this property.

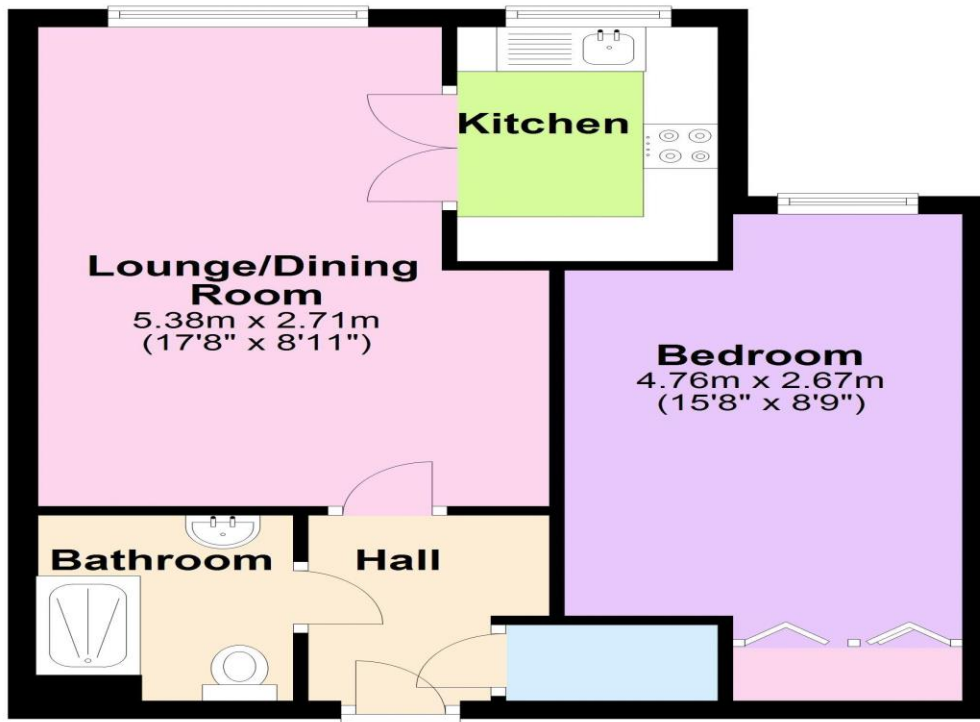
- Residents' lounge
- Communal Laundry
- 24 hour emergency Careline system
- Security call entry system
- Guest Suite
- Development Manager
- Lift to all floors
- Communal Gardens and Car Park
- Lease Length: 125 years from 2004



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

Floor Plan

Approx. 43.5 sq. metres (467.7 sq. feet)



Total area: approx. 43.5 sq. metres (467.7 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 | 84 | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

For Financial Year Ending:

28/02/2025

Annual Ground Rent:

£385.00

Ground Rent Period Review:

Next Uplift 2027

Annual Service Charge:

£3,185.38

Council Tax Band:

C

Event Fees:

1% Transfer

1% 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.