

29 Laker Court

Gales Drive, Crawley, West Sussex, RH10 1QB



PRICE: £125,000

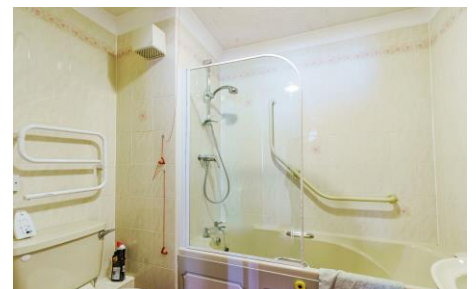
Lease: 125 years from 2001

Property Description:

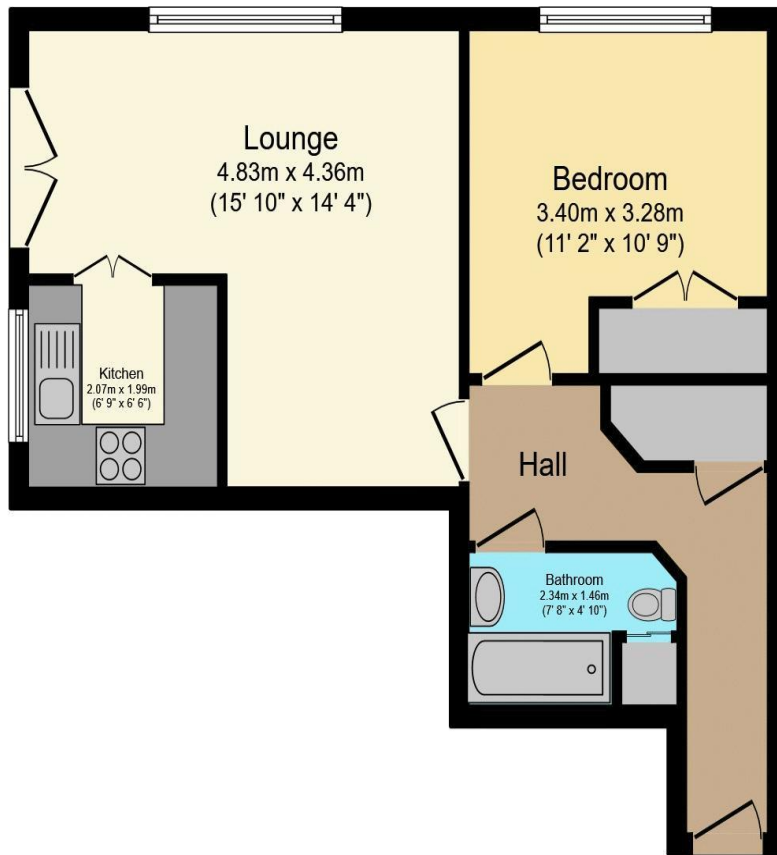
A DOUBLE ASPECT ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR WITH A JULIETTE BALCONY

Laker Court was constructed by McCarthy & Stone (Developments Ltd) and comprises 30 properties arranged over 3 floors each served by a lift. The development consists of one and two bedroom flats with private front door, entrance hall, lounge / dining area, fitted kitchen and fitted bathroom. The Development Manager can be contacted from various points within each flat in the case of an emergency. There is a 24 hour Appello call system for periods when the Development Manager is off duty. Please speak to our Property Consultant if you require information regarding 'Event Fees' that may apply to this property.

- Residents' lounge
- Minimum Age 60
- Communal gardens and car park
- Entry phone system (camera link to TV)
- Fire detection equipment
- Guest suite
- Development Manager 9.00 - 13.00
- 24 hour emergency Appello call system
- Lease: 125 years from 2001



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



Total floor area 44.2 sq.m. (475 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31.08.24

Annual Ground Rent:

£769.19

Ground Rent Period Review:

2045

Annual Service Charge:

£2,606.76

Council Tax Band:

B

Event Fees:

1% Transfer

1% 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.