

## 42 Millfield Court

The Mardens, Crawley, West Sussex, RH11 0AB



**PRICE: £130,000**

**Lease: 125 years from 2007**

### Property Description:

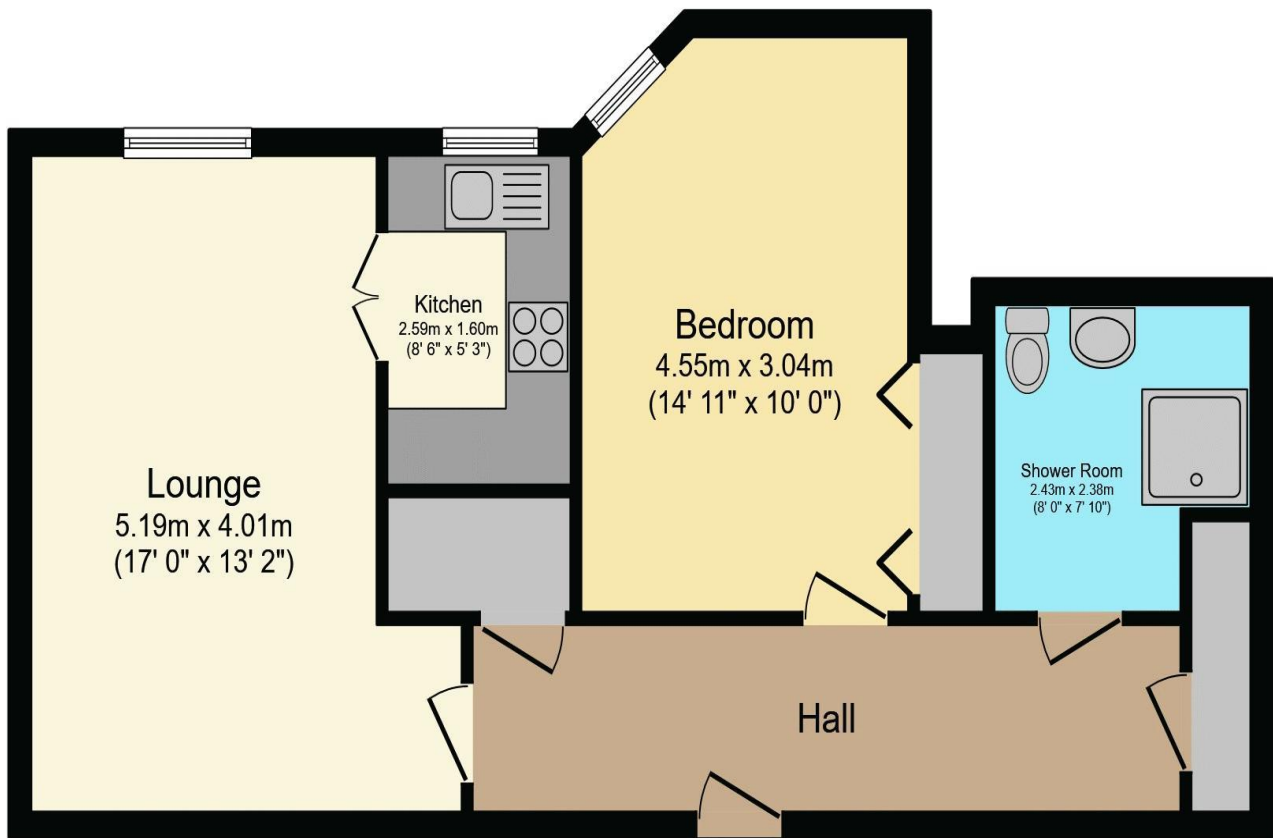
#### **A LARGER THAN AVERAGE ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE THIRD FLOOR**

Millfield Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 53 properties arranged over 3 floors, each served by a lift. The development consists of thoughtfully laid out one and two bedroom retirement apartments, each benefiting from its own private front door, entrance hall, lounge/dining area, fitted kitchen and fitted bathroom and include the 24 hour emergency Appello call system. 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 55 years and the other over 60 years. Please speak to our Property Consultant if you require information regarding 'Event Fees' that may apply to this property.

- Development Manager
- Residents' lounge and Guest Suite
- 24 hour Appello call system
- Buggy storage area
- Minimum Age 60
- Lift to all floors
- Laundry room
- Lease 125 years from 2007



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



Total floor area 57.1 m<sup>2</sup> (615 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+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 74                      | 76        |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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**For Financial Year Ending:**

**1/3/25**

**Annual Ground Rent:**

**£425.00**

**Ground Rent Period Review:**

**2030**

**Annual Service Charge:**

**£3,231.58**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**1% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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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.