

19 Garrett Court

Vicarage Lane, Hailsham, East Sussex, BN27 1BH



PRICE: Offers in the Region Of £100,000 **Lease: 125 years from 2006**

Property Description:

A FIRST FLOOR ONE BEDROOM RETIREMENT APARTMENT

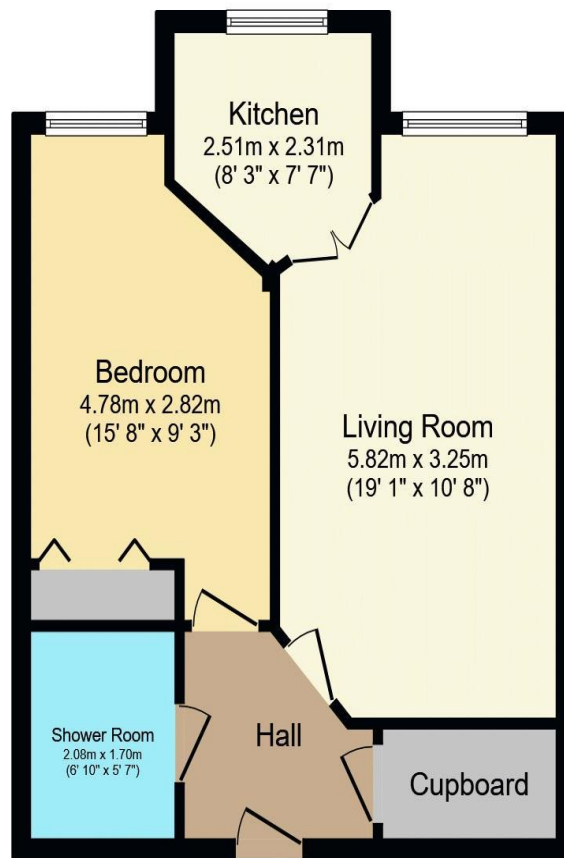
Garrett Court comprises 30 properties arranged over 3 floors. The Development Manager can be contacted from various points within each property in the case of an emergency.

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 or two bedrooms and a 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.

- Development Manager
- Communal Lounge
- Guest Suite
- Car Park and Communal Gardens
- Lift to all Floors
- Minimum Age 60
- 24 hour emergency Appello call system
- Laundry Room
- Lease 125 years from 2006

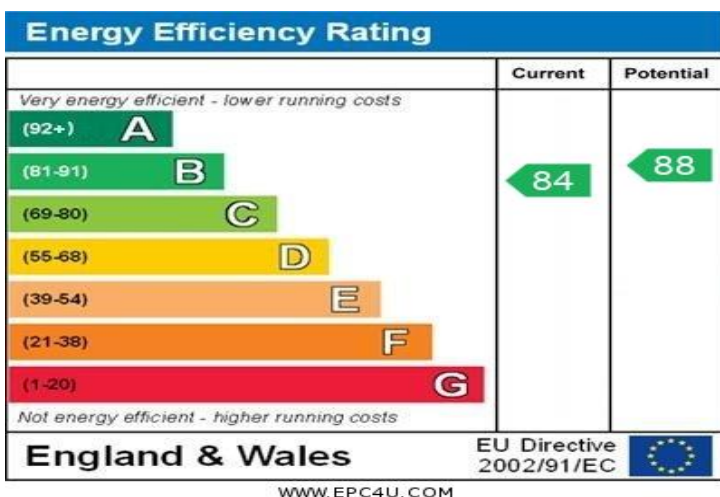


**For more details or to make an appointment to view, please contact
Miss Kalise Bucknell MNAEA**



Total floor area 45.8 m² (493 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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For Financial Year Ending:

28/02/2025

Annual Ground Rent:

£425.00

Ground Rent Period Review:

Next uplift 2029

Annual Service Charge:

£3,697.58

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.