

## 23 Victoria Court

Railway Street, Braintree, Essex, CM7 3JZ



**PRICE: £100,000**

**Lease: 125 years from 2001**

### Property Description:

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR. FURNITURE CAN BE REQUIRED BY SEPARATE NEGOTIATION. Victoria Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 65 properties arranged over 4 floors served by lift. There is a resident Development Manager who may 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 available 365 days a year. Each property comprises an entrance hall, living room, 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.

Minimum Age 60, Residents' lounge  
Communal Laundry  
24 hour emergency Appello call system  
Security door entry system  
Car Parking (subject to availability)

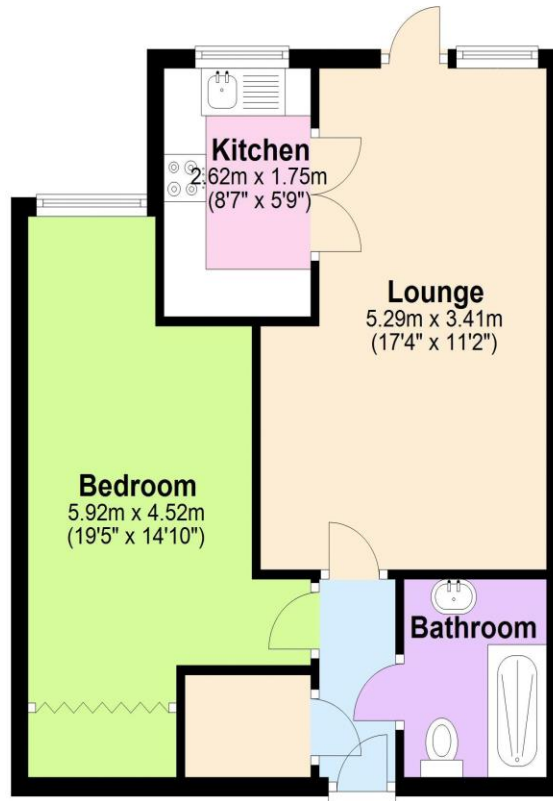
Guest Suite and Lift to all floors  
Development Manager  
Lease: 125 years from 2001



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

**Ground Floor**

Approx. 45.6 sq. metres (490.5 sq. feet)



Total area: approx. 45.6 sq. metres (490.5 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.  
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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 80                      | 82        |
| (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 |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

**For Financial Year Ending:**

**31/08/2024**

**Annual Ground Rent:**

**£350.00**

**Ground Rent Period Review:**

**Next uplift 2001**

**Annual Service Charge:**

**£2787.26**

**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.