

**18 Ormond House**

**Roche Close, Rochford, Essex, SS4 1PU**



**PRICE: £110,000**

**Lease: 125 years from 2007**

**Property Description:**

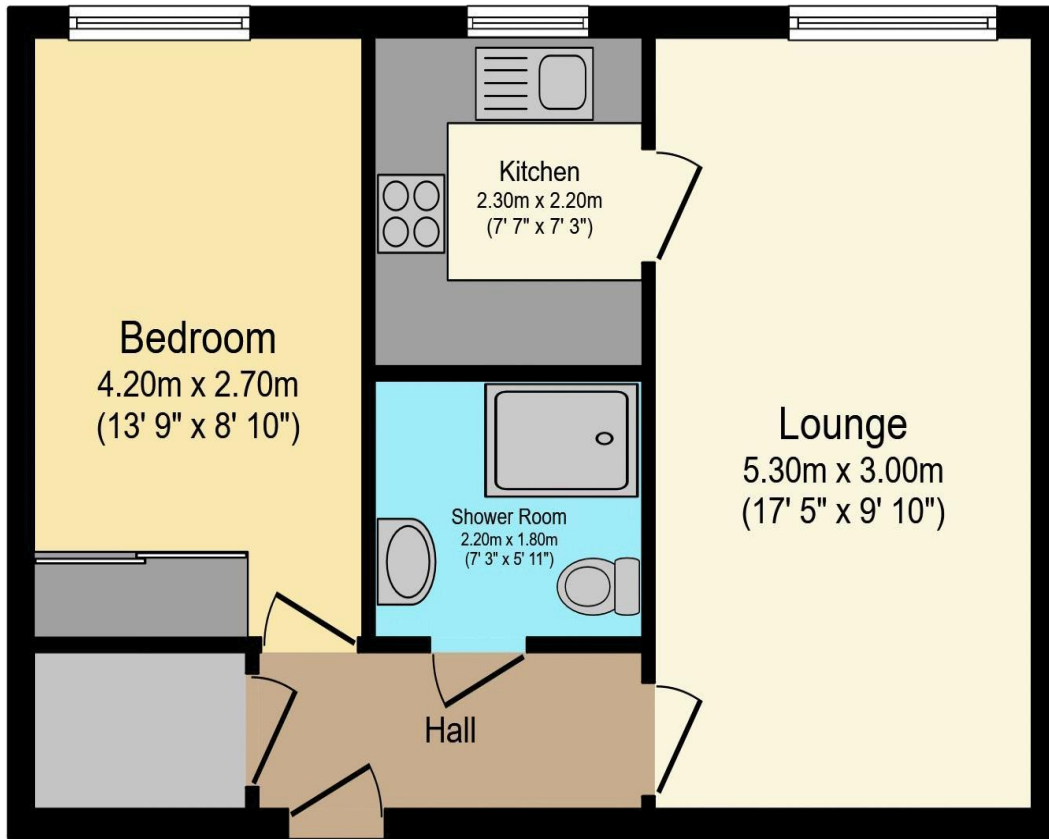
A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR. Ormond House was built by McCarthy & Stone and consists of 29 apartments arranged over three floors each served by a lift. The apartments consist of one or two bedrooms, entrance hall, lounge/dining room, fitted kitchen and bathroom. The 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. It is a condition of purchase that residents be over the age of 60 years, or in the case of a couple, one over 60 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  
Minimum Age 60  
Development Manager  
Guest suite and Lift to all floors  
Emergency call system

Landscaped gardens  
Laundry room  
Car Park  
Lease: 125 years from 2007



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



Total floor area 44.3 sq.m. (477 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	81
(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:**

**28/02/2025**

**Annual Ground Rent:**

**£425.00**

**Ground Rent Period Review:**

**Next uplift 2030**

**Annual Service Charge:**

**£3968.70**

**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.