

## 22 Fernleigh Court

91-95 Mawney Road, Romford, Essex, RM7 7JE



**PRICE: £120,000**

**Lease: 125 years from 1989**

### Property Description:

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR

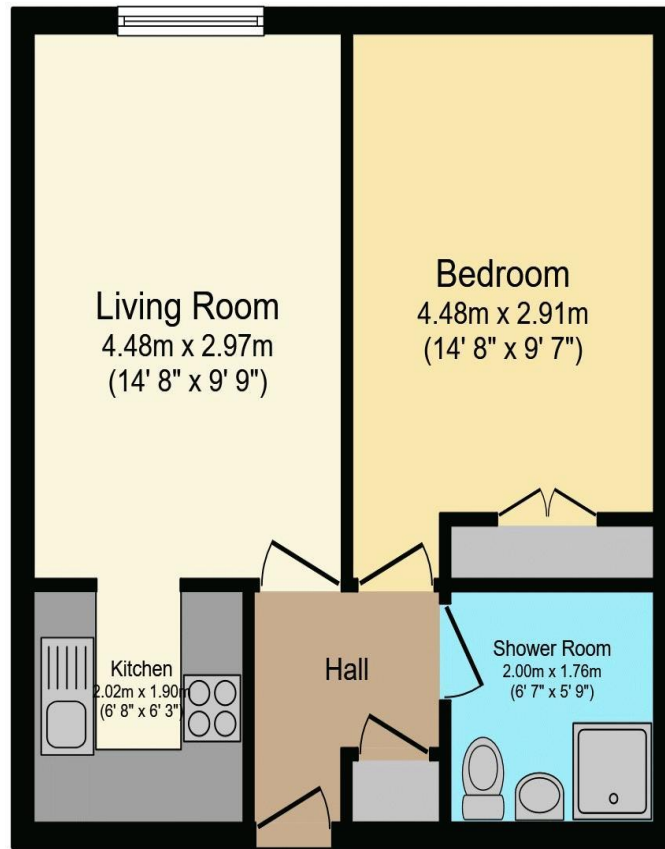
Fernleigh Court was constructed by Chelsteen Homes and comprises 29 properties arranged over 3 floors. The Visiting Development Manager can be contacted from within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour Appello emergency call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and 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.

Residents' lounge with conservatory  
Communal Laundry  
24 hour Appello emergency call system  
Lift (in main building nos 11-29 only)  
Visiting Development Manager

Minimum Age 60  
Price to include carpets, curtains and light fittings  
Lease: 125 years from 1989  
Service Charge £3758.96, Ground Rent £125.00



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



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>	85	86
(69-80)	<b>C</b>		
(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:**

**31/08/24**

**Annual Ground Rent:**

**£125.00**

**Ground Rent Period Review:**

**Next uplift 2039**

**Annual Service Charge:**

**£3758.96**

**Council Tax Band:**

**C**

**Event Fees:**

**Nil Transfer**

**Nil 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.