

17 Fullersgate

Fullers Close, Kelvedon, Essex, CO5 9JX



PRICE: £195,000

Lease: 99 years from 1989

Property Description:

A TWO BEDROOM RETIREMENT COTTAGE WITH PATIO AREA AND SEPARATE GARAGE

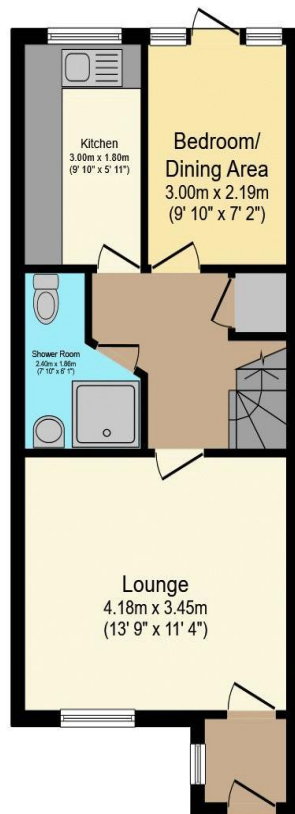
Fullersgate was constructed by Anglia Secure Homes and comprises 10 cottage style properties and 5 bungalows designed for the retired. Fullers Gate built in the former orchard and lawn gardens of Brimpton House lies in the heart of the village. Just a short walk from your door are a selection of local shops including a post office, chemist, well stocked Co-operative food store, hairdressers, opticians, butchers and fresh fish shop and a selection of fast food take-away shops. There are also a number of good pubs all serving fine good quality foods. Fullers Gate offers the best of both worlds it is surrounded by countryside and woodland walks and then you have the convenience of day-to-day amenities within easy reach. The visiting 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 Appello emergency call system. Each cottage style property comprises an entrance vestibule, lounge, dining room, kitchen, two bedrooms, downstairs shower room and bathroom. Each bungalow comprises an entrance vestibule, lounge, kitchen, two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge
24 hour Appello emergency call system
Minimum Age 55
Visiting Development Manager

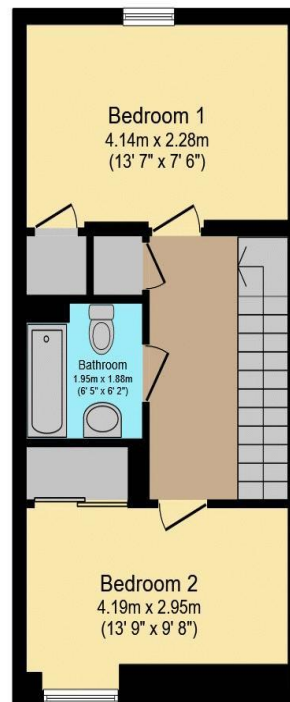
PRICE TO INCLUDE CARPETS, CURTAINS AND
LIGHT FITTINGS
Lease: 99 years from 1989



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



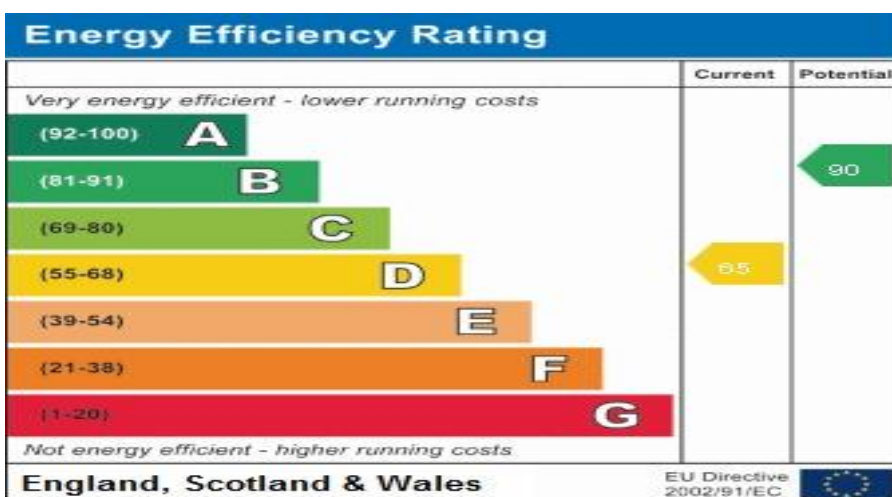
Ground Floor



First Floor

Total floor area 77.3 sq.m. (832 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:

31/03/26

Annual Ground Rent:

£265.22

Ground Rent Period Review:

2031

Annual Service Charge:

£4896.20

Council Tax Band:

C

Event Fees:

1% Transfer

0% 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.