

## 10 Homecherry House

High Road, Loughton, Essex, IG10 4QU



**PRICE: Offers in the Region Of £240,000**      **Lease: 125 years from 2009**

### Property Description:

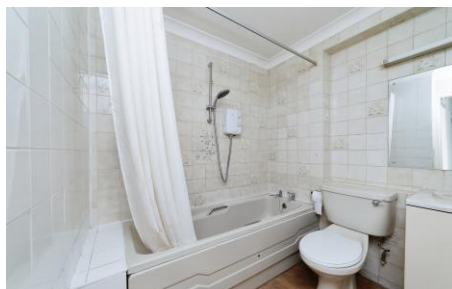
A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR

The Visiting Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development House Manager is off duty there is a 24 hour 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.

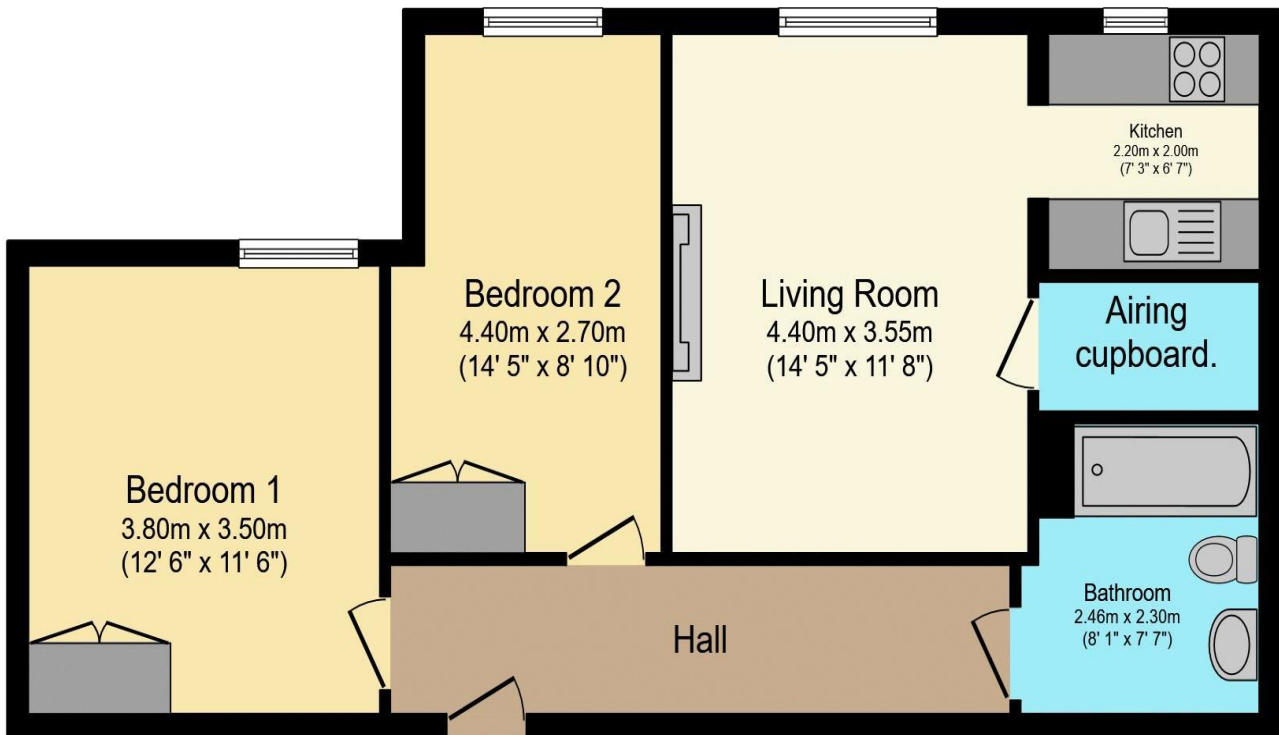
Visiting Development Manager  
Emergency Call System  
Residents Lounge  
Guest Suite  
Communal Gardens

Lift to all Floor  
Laundry Room

Lease: 125 years from 2009



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



Total floor area 62.9 sq.m. (677 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>	77	79
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**For Financial Year Ending:**

**TBC**

**Annual Ground Rent:**

**£491.24**

**Ground Rent Period Review:**

**2031**

**Annual Service Charge:**

**£TBC**

**Council Tax Band:**

**C**

**Event Fees:**

**Transfer**

**TBC 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.