

17 Collier Court

Crammavill Street, Grays, Essex, RM16 2AZ



PRICE: £125,000

Lease: 125 years from 2004

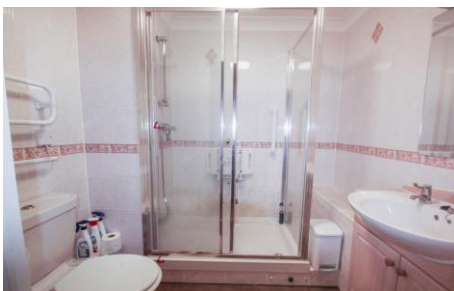
Property Description:

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR

Collier Court for Independent Retirement Living was constructed by McCarthy and Stone (Developments) Ltd and comprises 44 properties arranged over 4 floors each served by a lift. Within close proximity to Tesco Express, Chemist, Hairdressers and Restaurants and only a short drive to Gray's Beach and Main Supermarkets. The Development Manager can be contacted from various points within each property in 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 and kitchen one or two bedrooms and a bathroom. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge
Lift to all floors
Guest suite and laundry room
Car park on site
Security entry system

Resident Development Manager
Communal Gardens
Lease: 125 years from 2004
Price to include carpets, curtains and light fittings



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

Floor Plan

Approx. 42.3 sq. metres (455.0 sq. feet)



Total area: approx. 42.3 sq. metres (455.0 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. Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
83	86
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
75	79
England, Scotland & Wales	
EU Directive 2002/91/EC	

For Financial Year Ending:

28/02/26

Annual Ground Rent:

£385.00

Ground Rent Period Review:

Next uplift 2027

Annual Service Charge:

£3108.46

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.