

**42 Montague Court**

**Hamlet Court Road, Westcliff-on-Sea, Essex, SS0 7EX**



**PRICE: £120,000**

**Lease: 125 years from 2004**

**Property Description:**

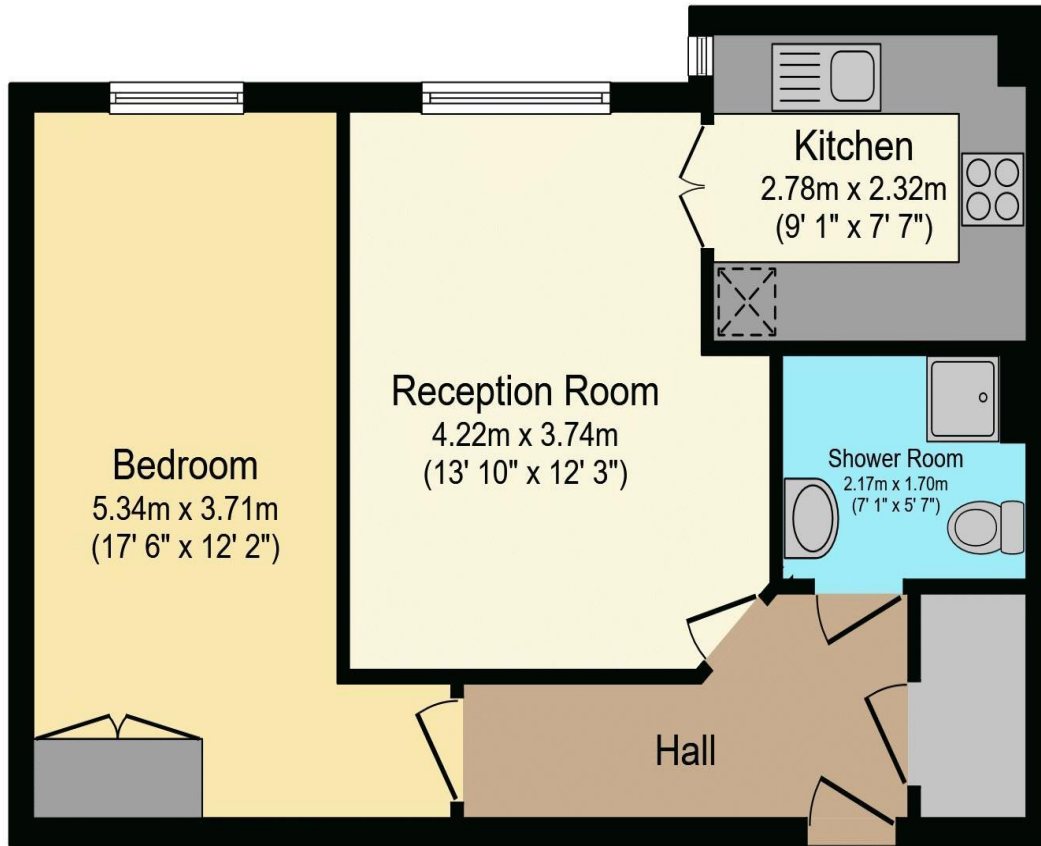
A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE THIRD FLOOR Montague Court 1 and 2 were constructed by McCarthy and Stone (Developments) Ltd for the over 60's and comprises 47 and 49 properties arranged over 5 floors each served by a lift. Conveniently situated to Supermarkets, Post Office and Railway Station. 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 Appello call system. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge and Gardens  
Guest Suites  
Car park on Site  
Minimum Age 60  
Security entry system

Development Manager  
Laundry Room Lift to all floors  
24 hour emergency Appello call system  
Lease: 125 years from 2004



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



Total floor area 48.6 sq.m. (524 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).  
Powered by www.focalagent.com

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>		81	83
(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:**

**£395.00**

**Ground Rent Period Review:**

**Next Uplift 2027**

**Annual Service Charge:**

**£3012.98**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
Registered in England No. 3829469



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.