

**42 Meadow Park**

**Tortoiseshell Way, Braintree, Essex, CM7 1TD**



**PRICE: Offers in Excess of  
£300,000**

**Lease: 125 years from 2006**

**Property Description:**

**A THREE BEDROOM TERRACED RETIREMENT HOUSE WITH AN ENCLOSED REAR GARDEN**

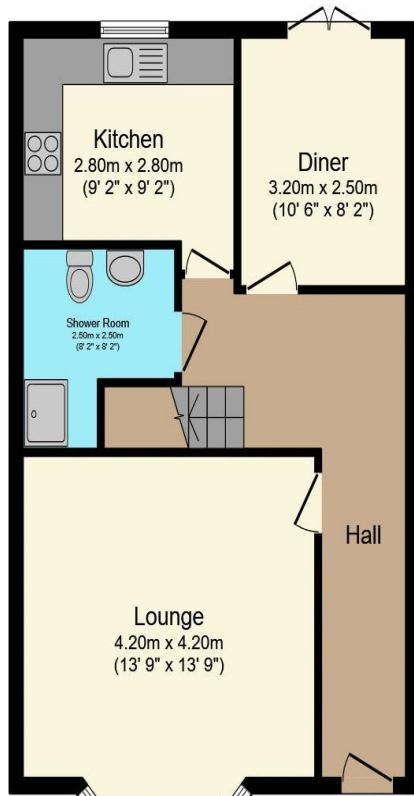
Meadow Park Village was constructed by Hallmark Developments and comprises a total of 55 properties, consisting of Bungalows, Cottages or Apartments. There is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one, two or three bedrooms and bathroom. It 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. Extensive Communal Activities.

24 hour emergency Appello call system  
Residents' Pavillion including Lounge,  
Library, Conference Room and Guest Suite  
Visiting Development Manager 9.00am -  
4.30pm, Mon - Fri  
Gas Central Heating

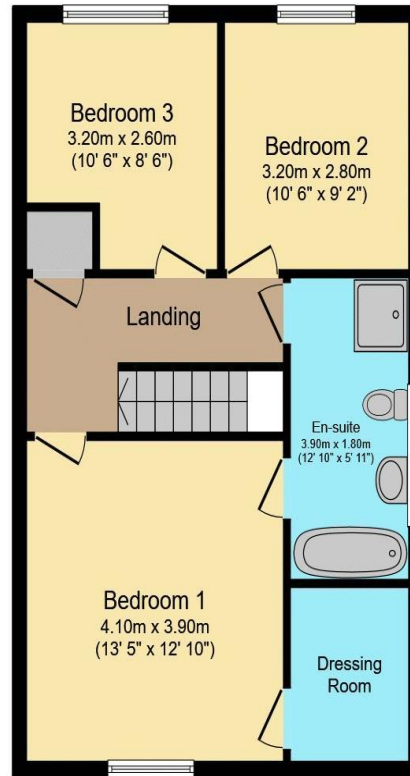
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**For more details or to make an appointment to view, please contact  
Mandy Abbott**



**Ground Floor**



**First Floor**

Total floor area 111.4 m<sup>2</sup> (1,199 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>		
(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>		72	83
		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/01/25**

**Annual Ground Rent:**

**£TBC**

**Ground Rent Period Review:**

**TBC**

**Annual Service Charge:**

**£3,782.55**

**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.