

36 Gibson Court

Regarth Avenue, Romford, Essex, RM1 1AJ



PRICE: £115,000

Lease: 99 years from 2001

Property Description:

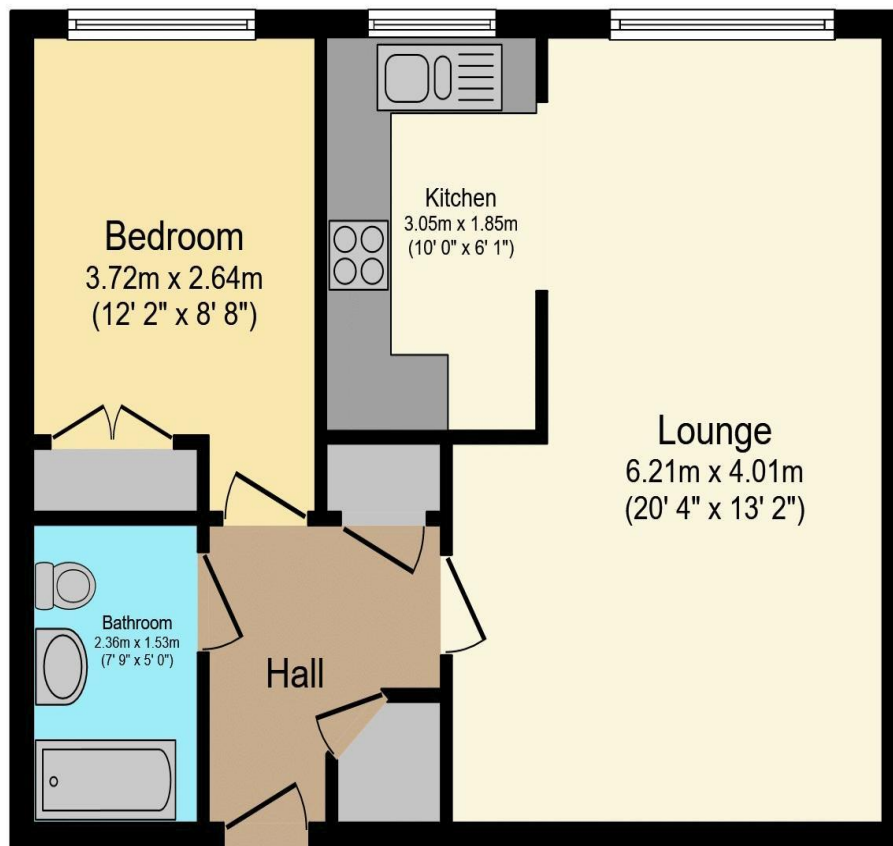
A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR, CURRENTLY UNDERGOING REDECORATION AND REPLACING CARPETS. Gibson Court comprises 54 properties arranged over 4 floors. Apartments 1 - 49 are served by a lift. Conveniently situated to Romford town Centre with all its amenities including main supermarkets and train station. There is a Bus Stop out the Development. The resident 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 emergency Appello response system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be of State Pension Age. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Resident House Manager Mon-Fri
Residents' Lounge and Gardens
Communal Laundry facilities
Gated Complex with car park
Guest Room

24 hour emergency Appello call system
NO COMMUNAL STORAGE FOR MOBILITY SCOOTERS.
State Pension Age
Lease: 99 years from 2001



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



Total floor area 49.0 sq.m. (527 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) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/3/25

Annual Ground Rent:

£TBC

Ground Rent Period Review:

TBC

Annual Service Charge:

£3316.92

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.