

## **3 Anglia Court**

**Spring Close, Dagenham, Essex, RM8 1SW**



**PRICE: £115,000**

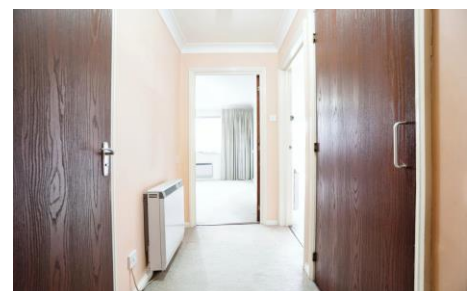
**Lease: 125 years from 1989**

### **Property Description:**

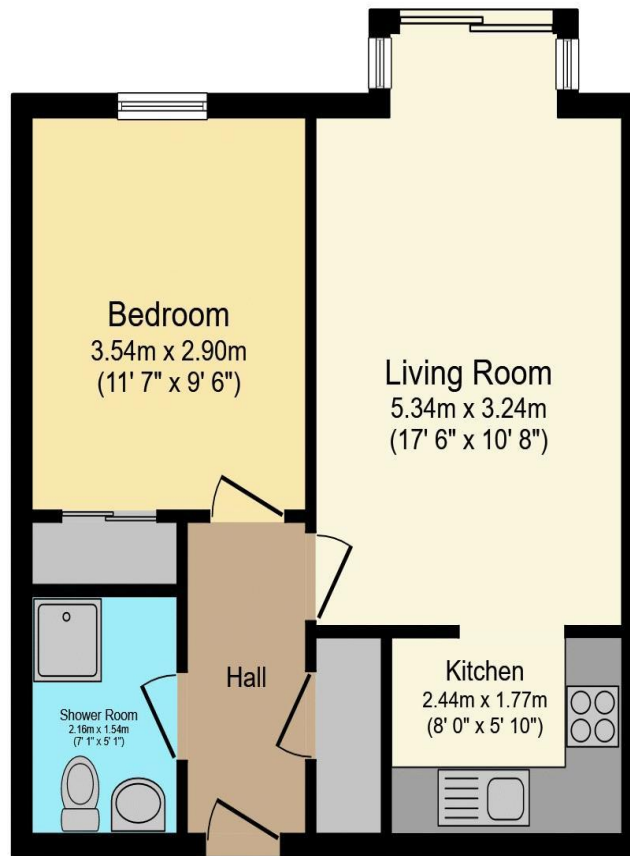
A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR WITH PATIO DOORS TO PATIO AREA Anglia Court was constructed by Nationwide Housing Trust Ltd and comprises 33 properties arranged over 3 floors each served by lift. Situated opposite the Railway Station and within close proximity to the High Street with its Post Office, Banks and Shops and is also on the Bus Route to Romford and Ilford. The Development Manager can be contacted from within each property in the 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, kitchen, one bedroom (there is one two bedroom in the Development) 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.

Residents' lounge  
Communal Laundry  
24 hour Appello emergency call system  
Hairdressing Salon  
Lift to all floors

Guest Suite  
Development Manager  
Minimum Age 55  
Lease: 125 years from 1989



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



Total floor area 41.6 m<sup>2</sup> (448 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>		73	77
(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:**

**31/3/25**

**Annual Ground Rent:**

**£50.00**

**Ground Rent Period Review:**

**N/A**

**Annual Service Charge:**

**£3713.94**

**Council Tax Band:**

**B**

**Event Fees:**

**0.5% 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.