

5 Willow Lodge

69-70 Hart Road, Benfleet, Essex, SS7 3PQ



PRICE: £195,000

Lease: 125 years from 2002

Property Description:

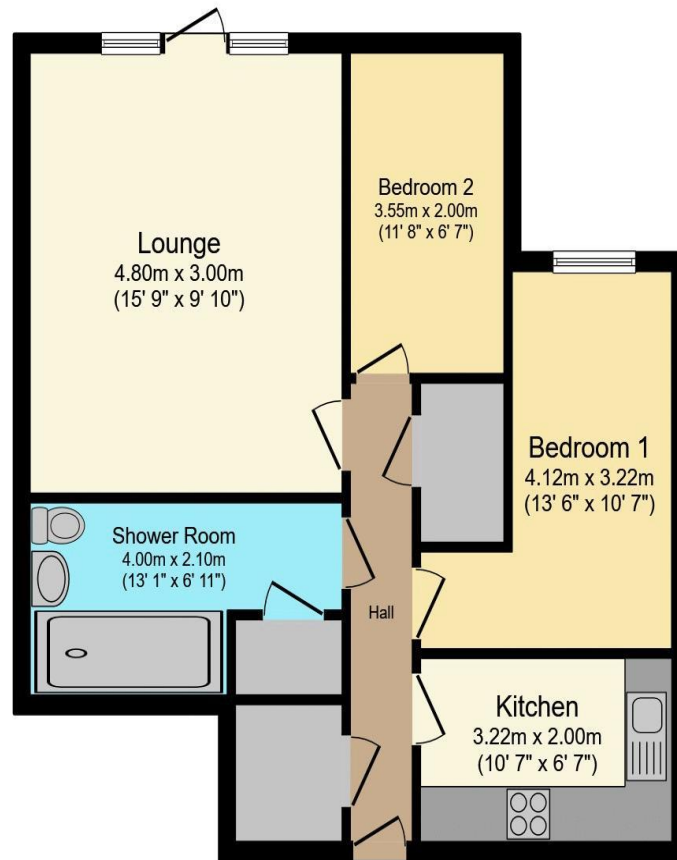
A TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH ACCESS TO COMMUNAL GARDENS Willow Lodge was constructed by Ryan builders in conjunction with the developers Hallmark and comprises 20 properties arranged over 2 floors served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Development Manager (9.00-12.00)
Communal gardens
Lift
Double Glazing with 'easy clean' windows
Guest Suite

Communal lounge
24 hour emergency Appello call system
Minimum Age 60
Lease: 125 years from 2002



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



Total floor area 77.4 m² (833 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			
(69-80) C		81	84
(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:

31/03/2025

Annual Ground Rent:

£950.75

Ground Rent Period Review:

2044

Annual Service Charge:

£4964.76

Council Tax Band:

C

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.