

**25 Coachman Court**

**35 Ashingdon Road, Rochford, Essex, SS4 1FF**



**PRICE: £95,000**

**Lease: 125 years from 2006**

**Property Description:**

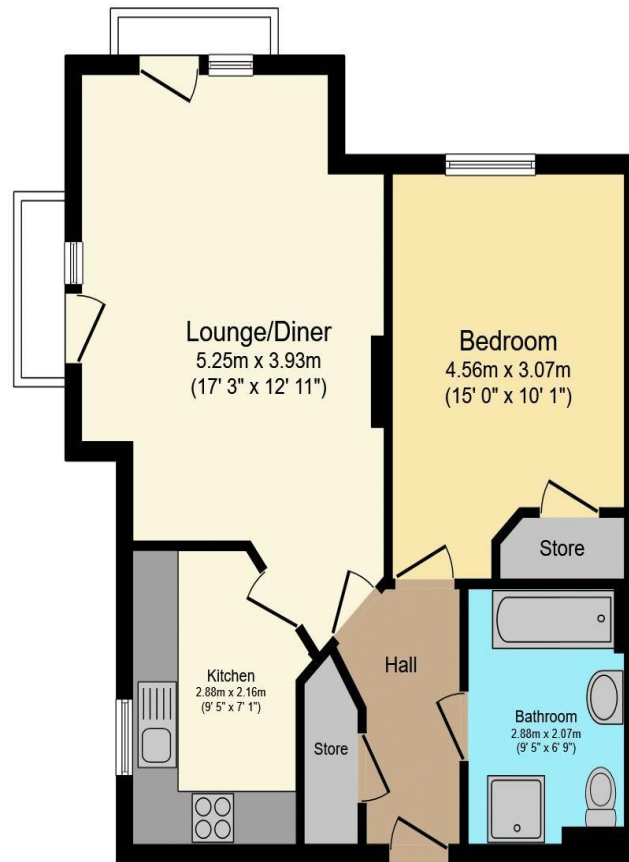
A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR. Coachman Court, McCarthy & Stone's Assisted Living Development of one and two bedroom apartments offers residents the prospect of continued independence in a secure environment. Coachman Court comprises of 66 properties arranged over 3 floors each served by lift. In addition to an Estate Manager there is a team of Assistant Estate Managers who between them provide 24 hour cover. One hour a week of domestic help is provided for the residents in each apartment, the cost of which is included in the service charge. Additional domestic help can be purchased separately as required. It is a condition of purchase that residents be over the age of 60 years or such other combined age, at the landlord's discretion. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Estate Manager & Assistants (24 hour cover)  
Residents' lounge, Function room and Restaurant  
Communal car parking (on a 1st come basis)

Guest suite with Emergency Call System  
Wheelchair accessible & Battery car store  
Price to include carpets, curtains and light fittings  
Lease: 125 years from 2006



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



Total floor area 57.1 m<sup>2</sup> (615 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>		83	87
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/08/24**

**Annual Ground Rent:**

**£405.00**

**Ground Rent Period Review:**

**Next Uplift 2029**

**Annual Service Charge:**

**£8760.02**

**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.