

## 4 Tabor Place

Nottage Crescent, Braintree, Essex, CM7 2TT



**PRICE: £140,000**

**Lease: 99 years from 2003**

### Property Description:

A TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH EN SUITE SHOWER ROOM

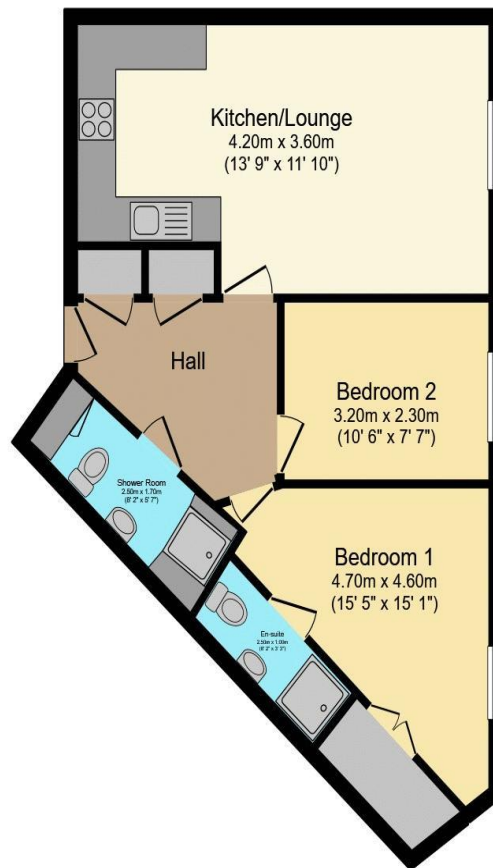
Tabor Place comprises 38 properties arranged over 3 floors. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be of the age of 60 years and the other 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Development Manager  
24 hour emergency Appello call system  
Residents Lounge  
Laundry Room  
Minimum Age 60

Guest Suite  
Communal Gardens  
Price to include carpets, curtains and light fittings  
Lease: 99 years from 2003



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



Total floor area 58.5 sq.m. (630 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).  
Powered by www.focalagent.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**For Financial Year Ending:**

**31/03/25**

**Annual Ground Rent:**

**£150.00**

**Ground Rent Period Review:**

**Annually on 24 June**

**Annual Service Charge:**

**£3733.39**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**1% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
Registered in England No. 3829469



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.