

3 Highlands

59 Main Road, Romford, Essex, RM2 5EH



PRICE: £400,000

Lease: 125 years from 2008

Property Description:

A TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH DOOR TO PATIO AREA. Highlands stands on the grounds of a manor house and was constructed by Great Homes Ltd and comprises 23 apartments arranged over 3 floors each served by lift. With fully landscaped communal gardens. 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, two bedrooms and bathroom with separate shower. It is a condition of purchase that residents be over the age of 60 years, in the event of our a couple/partner, the second occupant be over the age of 55. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge and kitchen, Library
Car Park with electronic gates
24 hour emergency Appello call system
Video Door entry system
Minimum Age 60

Guest Suite and Lift to all floors
Development Manager
Price to include carpets, curtains and light fittings.
Lease: 125 years from 2008



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



Total floor area 66.7 m² (718 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

31/03/25

Annual Ground Rent:

£500.00

Ground Rent Period Review:

next uplift 2027

Annual Service Charge:

£4297.04

Council Tax Band:

D

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.