

102 The Herons

Abbs Cross Gardens, Hornchurch, Essex, RM12 4XA



PRICE: £250,000

Lease: 99 years from 1987

Property Description:

A TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT.

The Herons was built in 1987 it has four separate blocks of ground and first floor apartments. Each flat contains either one or two bedrooms, lounge, kitchen, bathroom and hallway. Situated with close proximity to Hornchurch High Street which offers all local amenities. Leisure Centre, Langtons Park and Harrow Lodge Park are all within easy reach. Bus Stop at the top of the road, taking you into Romford and Upminster. It is a specification of the lease that residents be active independent and 60 years or above. The Estate Manager can be contacted from various points within each property in the case of an emergency. For periods when the Estate Manager is off duty all Anchor estates offer a 24-hour alarm call service in private and shared areas. This property comprises a lounge overlooking the grounds. Kitchen, two good sized bedrooms and well proportioned bathroom. Please speak to our Property Consultant if you require information regarding 'Event fees' that may apply to this property.

Communal lounge
Communal Gardens
Communal Laundry

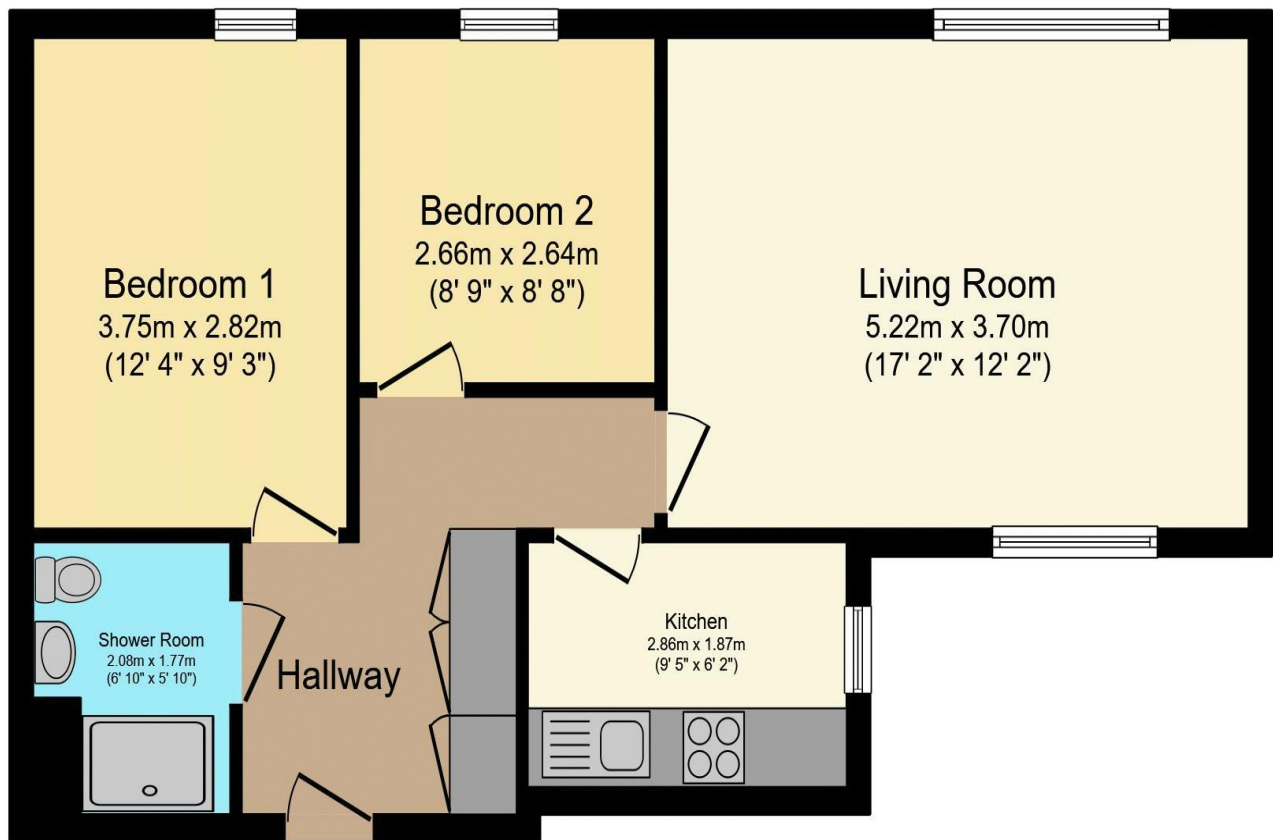
Minimum Age 60

price to include Carpets, Curtains and Light fittings

LEASE: 99 years from 1987



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



Total floor area 56.2 m² (604 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	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

31/03/25

Annual Ground Rent:

£0.00

Ground Rent Period Review:

N/A

Annual Service Charge:

£4,259.52

Council Tax Band:

C

Event Fees:

0.00 Transfer
0.80 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.