

## **78 Meadow Park**

**Tortoiseshell Way, Braintree, Essex, CM7 1TD**



**PRICE: £149,000**

**Lease: 125 years from 2006**

### **Property Description:**

**A ONE BEDROOM GROUND FLOOR RETIREMENT MAISONETTE.**

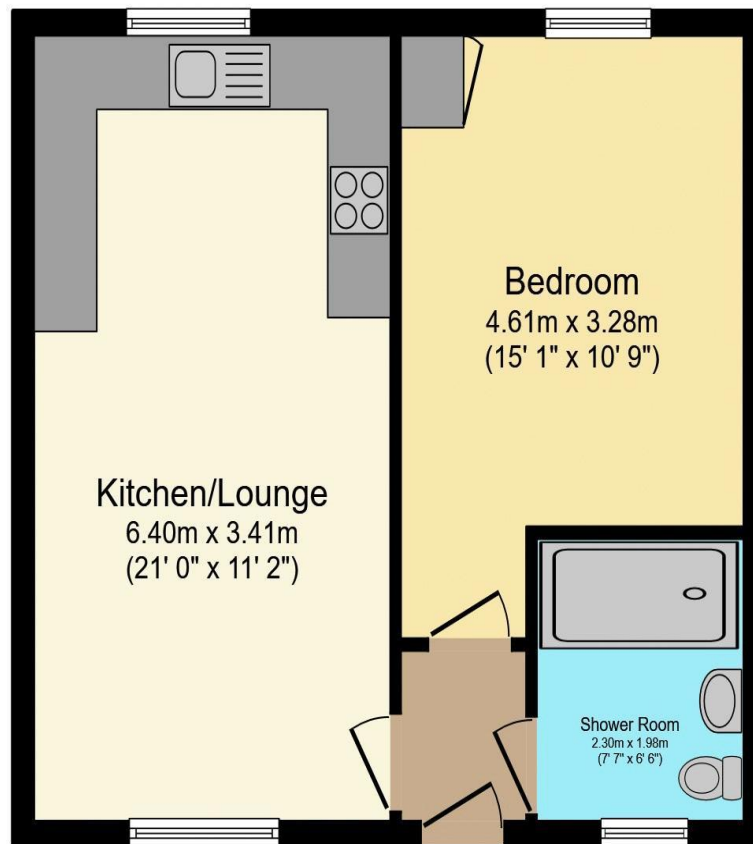
Meadow Park Village was constructed by Hallmark Developments and comprises a total of 55 properties, consisting of Bungalows, Cottages or Apartments. There is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one, two or three bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property. Extensive Communal Activities.

24 hour emergency Appello call system  
Residents' Pavillion including Lounge,  
Library, Conference Room and Guest Suite  
Visiting Development Manager 9.00am -  
4.30pm, Mon - Fri  
Minimum Age 55

Lease: 125 years from 2006  
Service Charge £3110.57, Ground Rent: TBA



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



Total floor area 43.5 m<sup>2</sup> (468 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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	72 C	80 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**For Financial Year Ending:**

**31/12/25**

**Annual Ground Rent:**

**£TBA**

**Ground Rent Period Review:**

**2030**

**Annual Service Charge:**

**£3110.57**

**Council Tax Band:**

**A**

**Event Fees:**

**1% Transfer  
Nil 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](mailto:enquiries@retirementhomesearch.co.uk)

Retirement Homesearch Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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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.