

## **96 The Herons**

**Abbs Cross Gardens, Hornchurch, Essex, RM12 4XA**



**PRICE: £170,000**

**Lease: 189 years from 1987**

### **Property Description:**

**A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR**

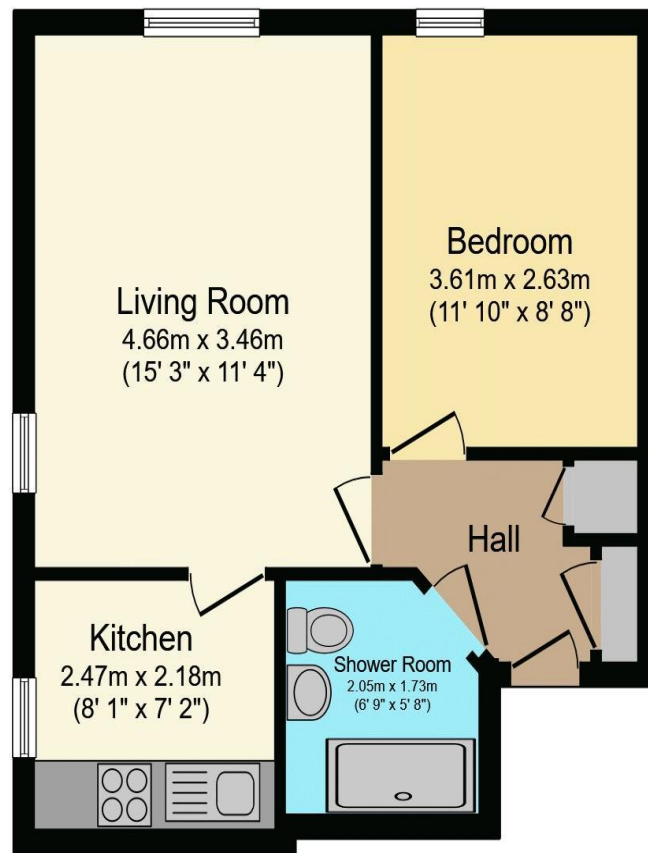
At The Herons leasehold retirement development in Hornchurch, we offer 26 one bedroom and 4 two bedroom purpose-built properties for sale for people over the age of 60. The development is situated within walking distance of Hornchurch High Street with several banks, a post office, cafes, restaurants, leisure centre, bowls club theatre and live music venues offering a lively cultural scene. Hornchurch has excellent transport links to central London via Upminster and Romford mainline stations which are both either a short bus ride away or via Emerson Park Station a 10 minutes walk. Additionally, from Hornchurch Tube Station on the District Line the whole of London can easily be accessed. Also easily accessible by a short bus ride from Hornchurch are the shopping centres in Romford and Lakeside, with a large range of shops, local market, cinema and all the amenities of a town centre. 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: 189 years from 1987**  
**Service Charge £3779.40, Ground Rent £Nil**



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



Total floor area 40.3 m<sup>2</sup> (434 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	78 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:**

**31/03/26**

**Annual Ground Rent:**

**£Nil**

**Ground Rent Period Review:**

**N/A**

**Annual Service Charge:**

**£3779.40**

**Council Tax Band:**

**C**

**Event Fees:**

**Transfer  
Nil 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.