

41 Moorfield Court

Newland Street, Witham, Essex, CM8 1AE



PRICE: £92,500

Lease: 125 years from 1996

Property Description:

A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT

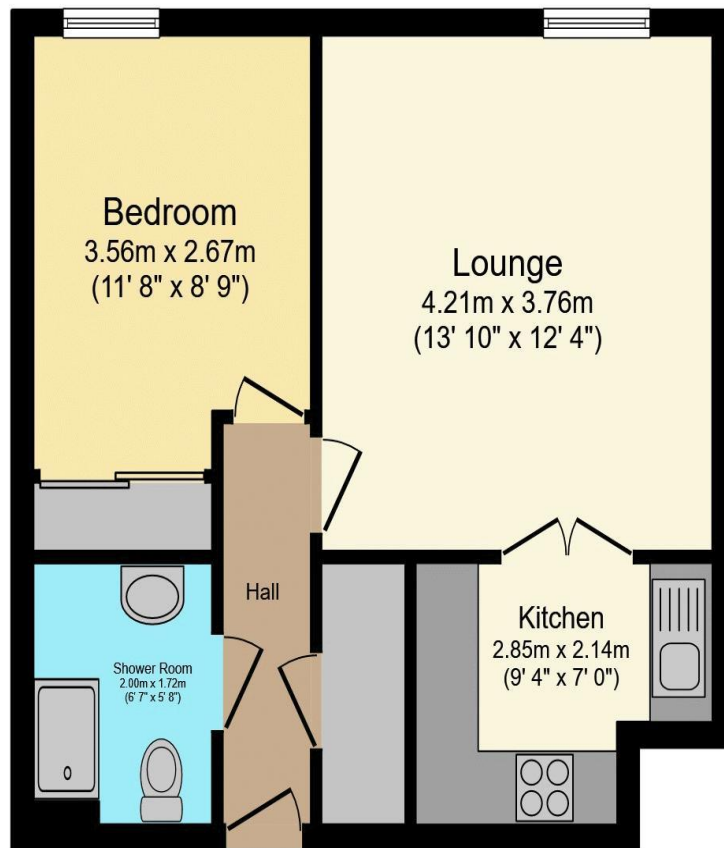
Moorfield Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 59 properties arranged over 3 floors each served by lift. Situated at the bottom of Newland Street located ideally for access to Witham's Town Centre, Lidl Superstore and the Grove Centre. Located outside of the development you can find public transport servicing all local bus stops and a short drive away you will find the A12. 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 or 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 over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge and Gardens
Communal Laundry
24 hour emergency Appello call system
Car Park
Lift to all floors

Guest Suite
Development Manager
Lease: 125 years from 1996
Service Charge £3105.38, Ground Rent
£522.57

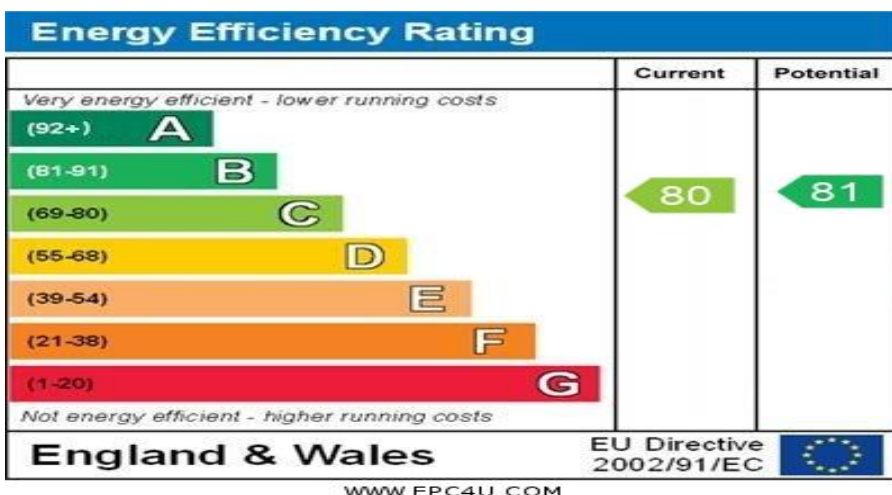


**For more details or to make an appointment to view, please contact
Mandy Abbott**



Total floor area 41.4 sq.m. (446 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



For Financial Year Ending:

31/8/25

Annual Ground Rent:

£522.57

Ground Rent Period Review:

2040

Annual Service Charge:

£3105.38

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.