

35 Riverside Court

Rosemary Lane, Halstead, Essex, CO9 1FD



PRICE: £97,500

Lease: 125 years from 2000

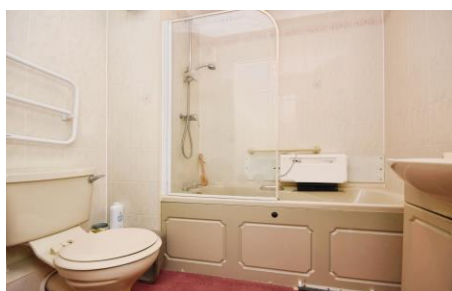
Property Description:

**A ONE DOUBLE BEDROOM FIRST FLOOR RETIREMENT APARTMENT CLOSE TO AMENITIES.
NO ONWARD CHAIN**

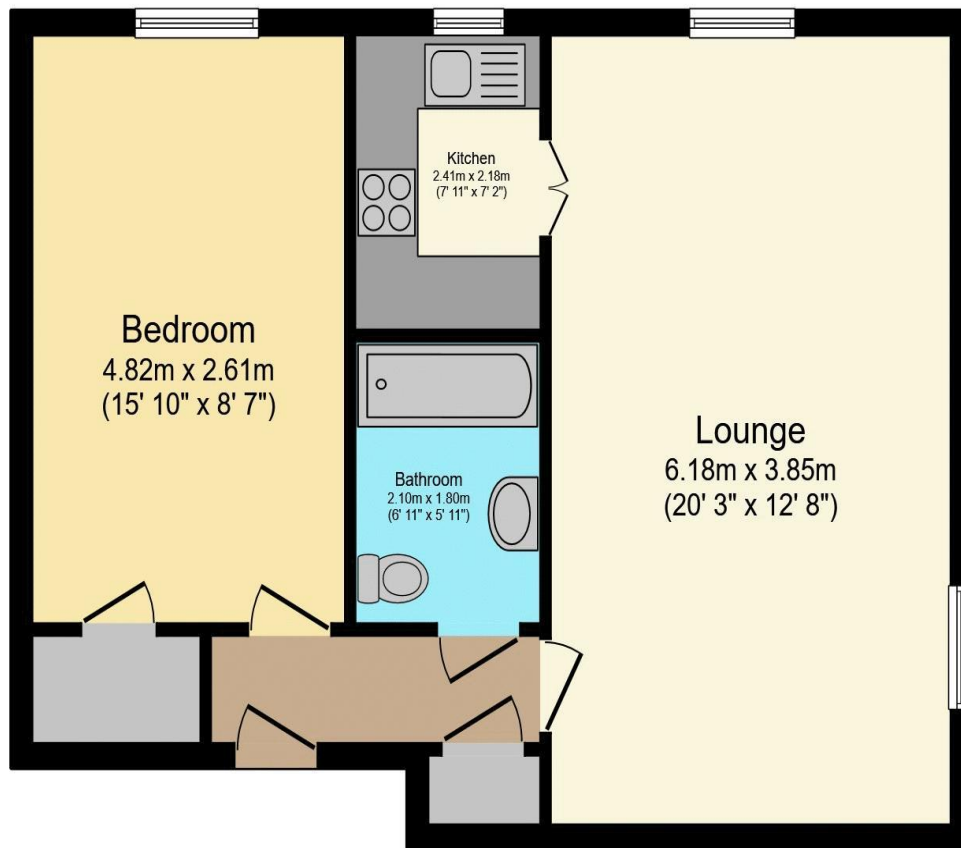
Riverside Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 50 properties arranged over 3 floors served by lift. There is a Development Manager who may be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system available 365 days a year. Each property comprises an entrance hall, living room, 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
Development Manager
24 hour emergency Appello call system
Security door entry system
Minimum Age 60

Guest Suite and Communal Laundry facilities
Car Parking (subject to availability)
Lift to all floors
Lease: 125 years from 2000



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



Total floor area 54.6 sq.m. (588 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	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

31/08/25

Annual Ground Rent:

£720.20

Ground Rent Period Review:

2044

Annual Service Charge:

£3,119.50

Council Tax Band:

B

Event Fees:

1% Transfer

1% 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.