

34 Tabor Place

Nottage Crescent, Braintree, Essex, CM7 2TT



PRICE: £155,000

Lease: 99 years from 2003

Property Description:

A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR WITH JULIETTE BALCONY AND EN SUITE TO BEDROOM ONE.

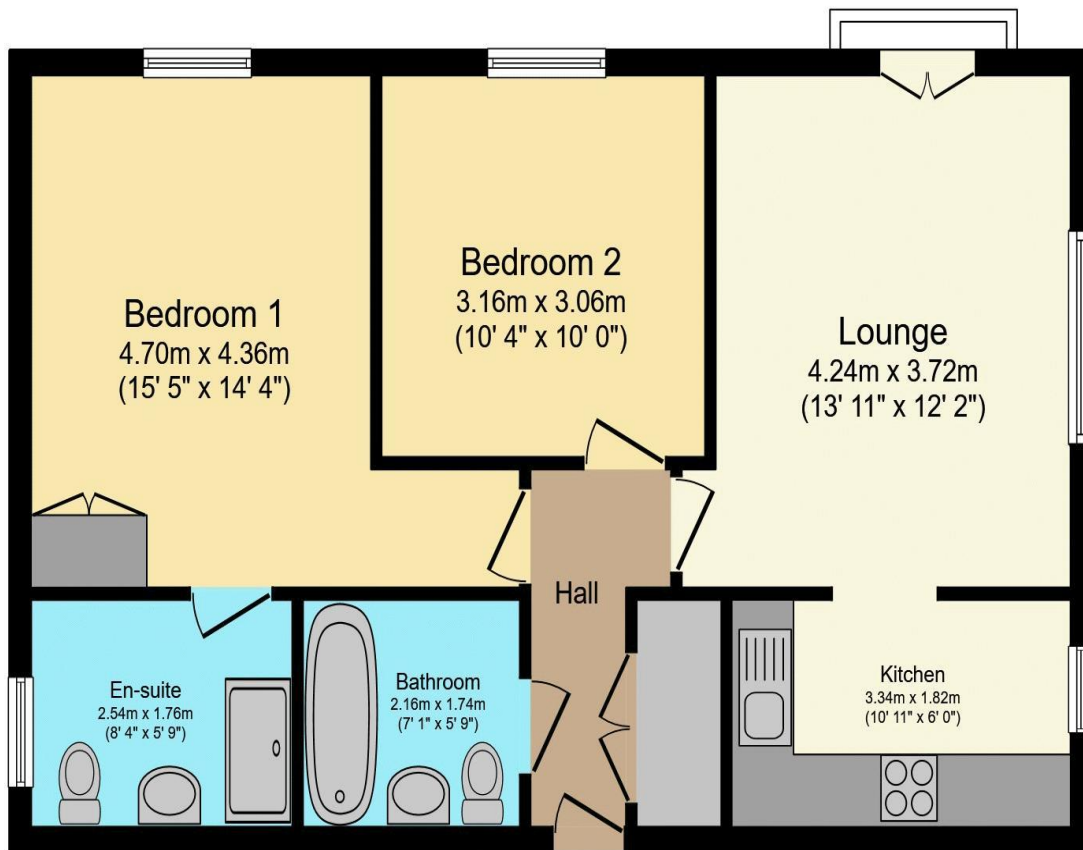
Tabor Place comprises 38 properties arranged over 3 floors. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, 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 of the age of 60 years and the other 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Development Manager
24 hour emergency Appello call system
Residents Lounge
Laundry Room
Minimum Age 60

Guest Suite
Communal Gardens
Price to include curtains and light fittings
Lease: 99 years from 2003



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



Total floor area 62.8 sq.m. (676 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	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

31/03/26

Annual Ground Rent:

£TBC

Ground Rent Period Review:

TBC

Annual Service Charge:

£3998.45

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.