

31 Aragon Court

Church Road, Benfleet, Essex, SS7 2GB



PRICE: £140,000

Lease: 125 years from 2006

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR

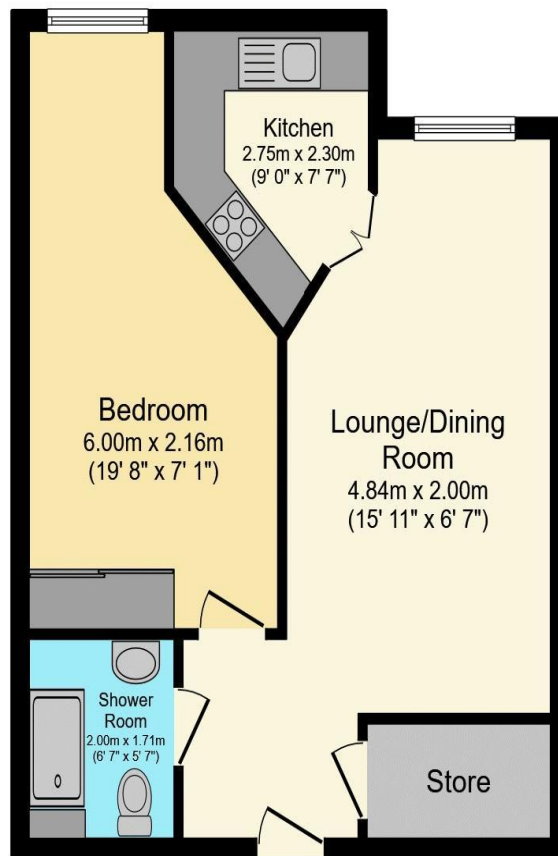
Aragon Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 54 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour Appello emergency 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
Communal Laundry
24 hour Appello emergency call system
Minimum Age 60
Development Manager

Guest Suite
Lift to all floors
Price to include carpets, curtains and light fittings
Lease: 125 years from 2006



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



Total floor area 47.4 sq.m. (511 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 | 84 B | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

For Financial Year Ending:

28/02/26

Annual Ground Rent:

£395.00

Ground Rent Period Review:

2029

Annual Service Charge:

£3259.18

Council Tax Band:

B

Event Fees:

**1% Transfer
1% Contingency**

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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.