

## **43 Montague Court**

**Hamlet Court Road, Westcliff-on-Sea, Essex, SS0 7EX**



**PRICE: £125,000**

**Lease: 125 years from 2004**

### **Property Description:**

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

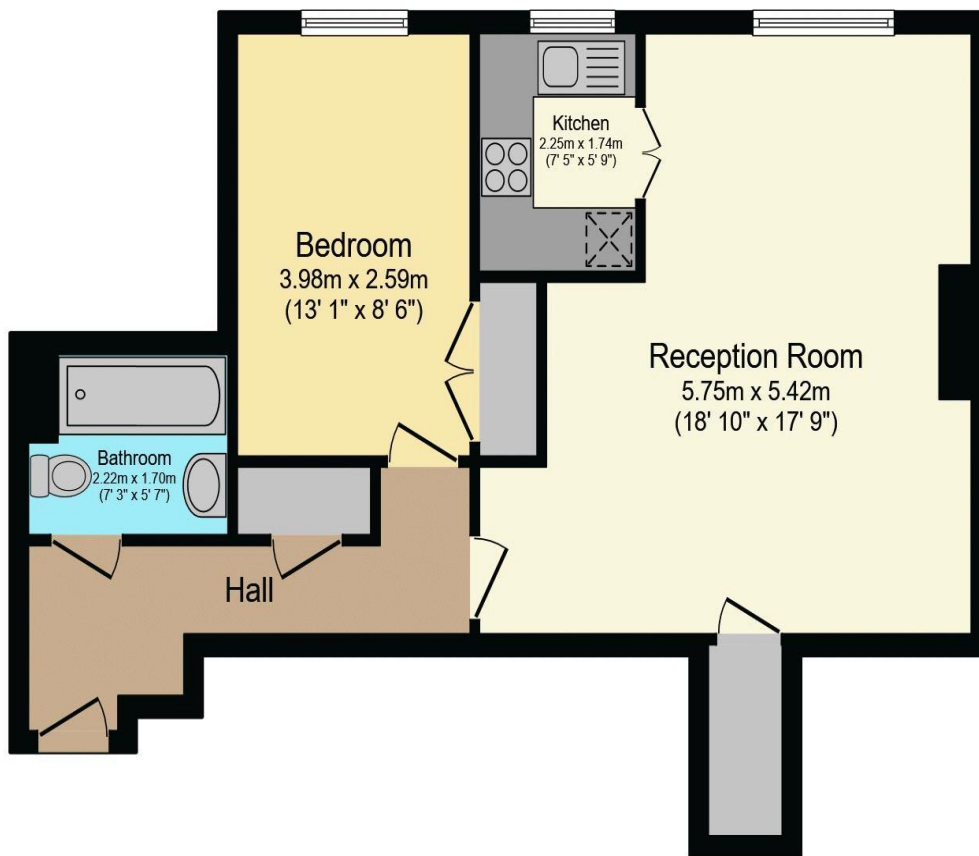
Montague Court 1 and 2 were constructed by McCarthy and Stone (Developments) Ltd for the over 60's and comprises 47 and 49 properties arranged over 5 floors each served by a lift. Conveniently situated to Supermarkets, Post Office and Railway Station. The Development Manager can be contacted from various 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 call system. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge and Gardens  
Guest Suites, Laundry Room  
Car park on Site  
Lift to all floors  
Security entry system

Development Manager  
Price to include carpets, curtains and light fittings.  
24 hour emergency Appello call system  
Lease: 125 years from 2004



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



Total floor area 55.4 sq.m. (596 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>	81 B	84 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**For Financial Year Ending:**

**31/08/25**

**Annual Ground Rent:**

**£395.00**

**Ground Rent Period Review:**

**2027**

**Annual Service Charge:**

**£2919.26**

**Council Tax Band:**

**C**

**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.