

54 Meadow Park

Tortoiseshell Way, Braintree, Essex, CM7 1TD



PRICE: £257,500

Lease: 125 years from 2006

Property Description:

A TWO BEDROOM RETIREMENT CHALET BUNGALOW

Meadow Park Village was constructed by Hallmark Developments and comprises a total of 55 properties, consisting of Bungalows, Cottages or Apartments. There is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one, two or three bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property. Extensive Communal Activities.

24 hour emergency Appello call system
Residents' Pavillion including Lounge,
Library, Conference Room and Guest Suite
Visiting Development Manager 9.00am -
4.30pm, Mon - Fri
Gas Central Heating

Private Car Parking Space
Price to include, carpets, curtains and light
fittings
Lease: 125 years from 2006
Service Charge £3888.49, Ground Rent TBC



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



Total floor area 111.4 sq.m. (1,199 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	81 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

31/12/25

Annual Ground Rent:

£TBC

Ground Rent Period Review:

TBC

Annual Service Charge:

£3888.49

Council Tax Band:

C

Event Fees:

**1% Transfer
Nil 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.