

4 Reynard Court

Foxley Lane, Purley, Surrey, CR8 3EN



**PRICE: Offers in the Region of
£140,000**

Lease: 125 years from 2003

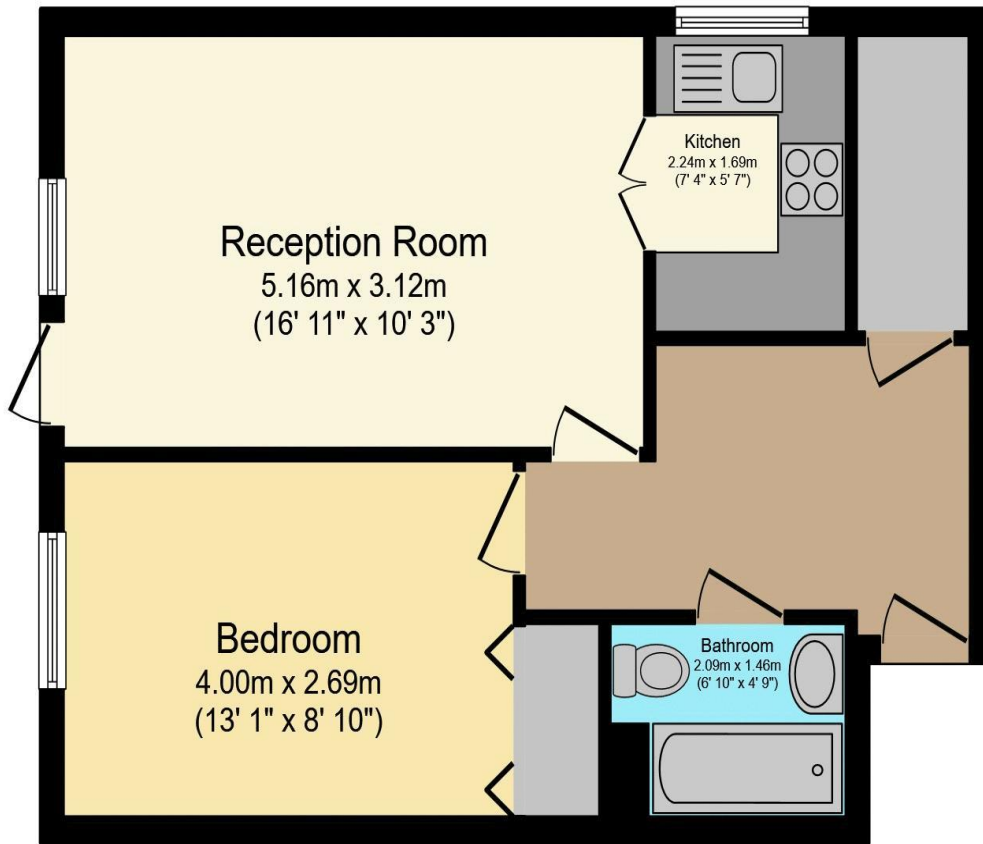
A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR WITH ACCESS TO COMMUNAL GARDENS AND PATIO AREA Reynard Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 38 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises of 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. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

Minimum Age 60
Residents' Lounge
Guest Suite
Communal Gardens
Development Manager

24 Hour Appello emergency call system
Communal Laundry Room and Lift to all floors
Camera Entry System
Lease: 125 years from 2003



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



Total floor area 46.1 sq.m. (496 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/24

Annual Ground Rent:

£480.00

Ground Rent Period Review:

2026

Annual Service Charge:

£3350.70

Council Tax Band:

C

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.