

18 Padfield Court

4 Forty Avenue, Wembley, Middlesex, HA9 8JS



PRICE: £160,000

Lease: 125 Years from 2002

Property Description:

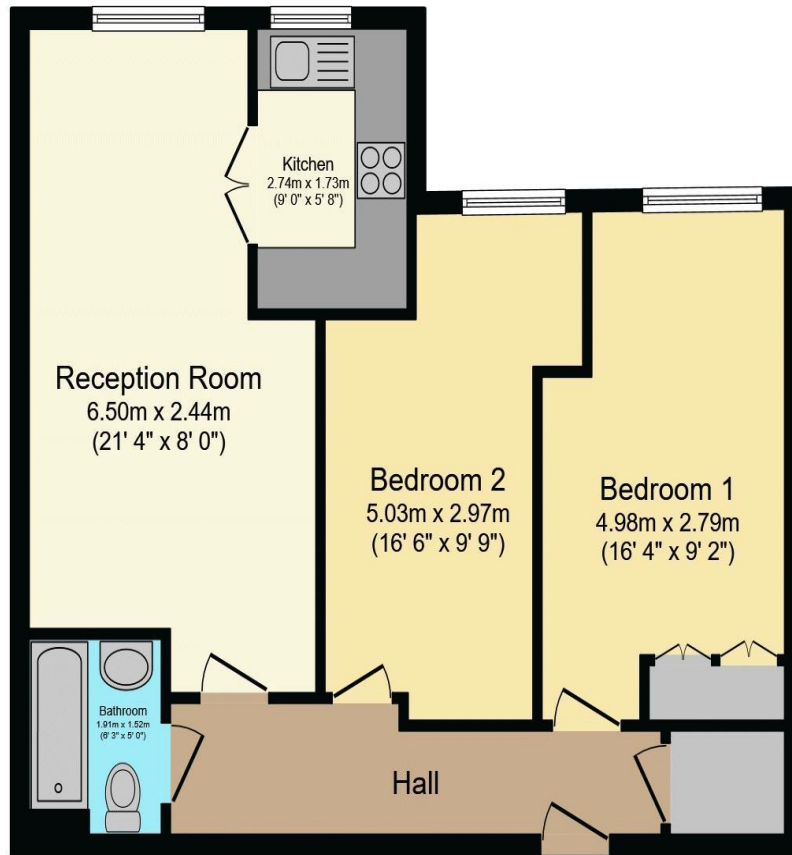
A TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT

Padfield Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 30 properties arranged over 3 floors each served by lift. The resident House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response 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.

- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello Call system
- Communal Gardens
- Minimum Age 60
- Guest Suite
- Development Manager
- Lift to all floors
- Lease: 125 Years from 2002



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



Total floor area 60.8 m² (655 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		84	86
(69-80) C			
(55-68) D			
(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:

31/08/2024

Annual Ground Rent:

£N/A

Ground Rent Period Review:

N/A

Annual Service Charge:

£5577.52

Council Tax Band:

D

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.