

## 4 Perrin Court

Parkland Grove, Ashford, Middlesex, TW15 2GA



**PRICE: £209,950**

**Lease: 125 years from 2002**

### Property Description:

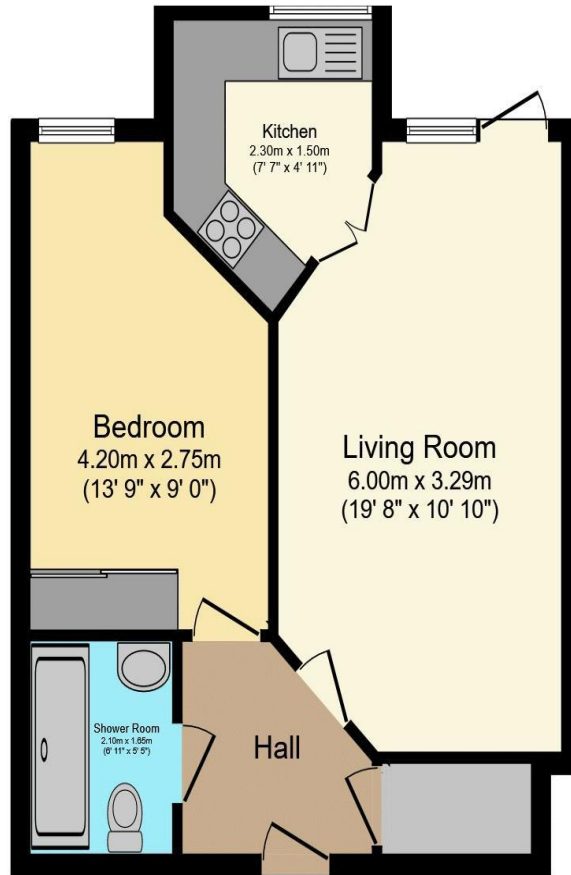
#### **A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR**

Perrin Court was constructed by McCarthy & Stone and comprises of 46 one and two bedroom retirement properties. There is a Resident Development Manager who may 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. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

- ❖ 24 hour Appello emergency call system
- ❖ Camera Entry System
- ❖ Laundry Room & Communal Gardens
- ❖ Lift to all floors & Communal Car Park
- ❖ Resident Development Manager
- ❖ Residents' Lounge
- ❖ Minimum Age 60
- ❖ Lease : 125 years from 2002



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



Total floor area 45.3 sq.m. (487 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)	<b>A</b>		
(81-91)	<b>B</b>	81	84
(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>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/08/2025**

**Annual Ground Rent:**

**£365.00**

**Ground Rent Period Review:**

**2026**

**Annual Service Charge:**

**£3208.40**

**Council Tax Band:**

**D**

**Event Fees:**

**1% Transfer**

**1% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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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.