

9 Nightingale Court

53 Church Road, Crystal Palace, London, SE19 2TJ



PRICE: £115,000

Lease: 125 years from 2009

Property Description:

**** BEAUTIFUL COMMUNAL GARDENS ** ONE BEDROOM RETIREMENT
APARTMENT LOCATED ON THE FIRST FLOOR - GROUND RENT FREE**

Nightingale Court was constructed by Weldon Leigh Homes and comprises 19 apartments served by lift from the ground floor. The Development Manager can be contacted from within each property in the case of an emergency. For periods when the Development Manager is off duty there is an emergency call system connected to Emergency Care Call Service. Each property comprises an entrance hall, lounge, kitchen, one bedroom 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.

Residents' lounge
Communal Laundry
Emergency Call System
Off-road parking (subject to availability)
Local amenities

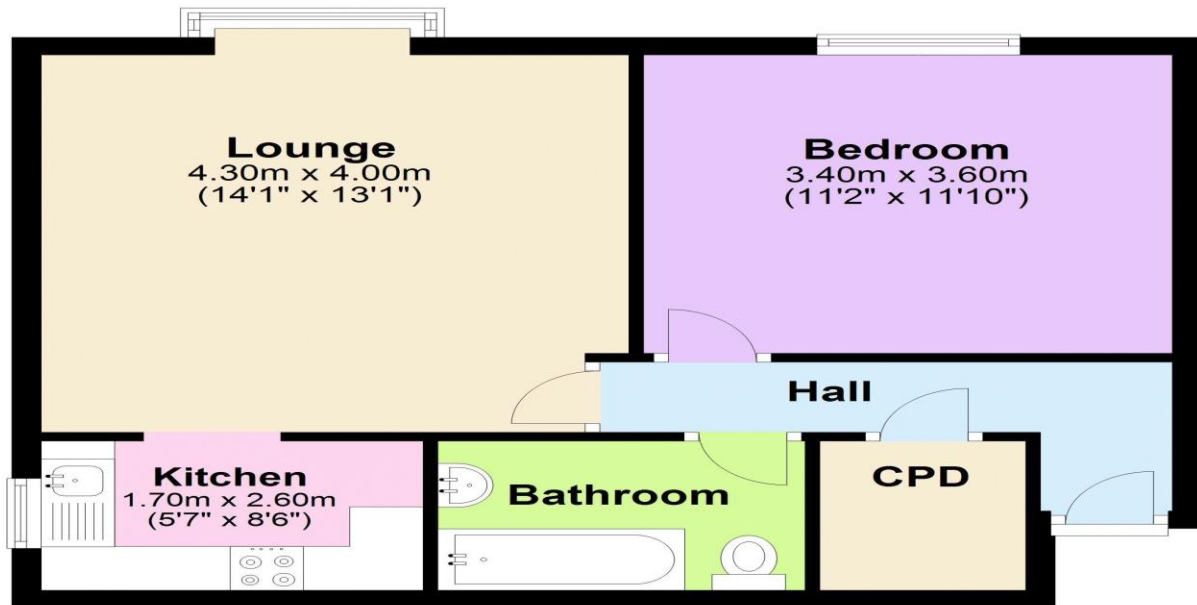
Guest Suite and Lift to all floors
Development Manager
Minimum Age 60
Lease : 125 years from 2009



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

Floor Plan

Approx. 45.8 sq. metres (492.6 sq. feet)



Total area: approx. 45.8 sq. metres (492.6 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	68 D
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

Annual Ground Rent:

£166.00

Ground Rent Period Review:

Annual Service Charge:

£

Council Tax Band:

B

Event Fees:

**Transfer
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.