

45 Manor Court Lodge

169/175 High Road, South Woodford, London, E18 2PD



Offers in Excess of £250,000

Lease: 139 years from 1987

Property Description:

A TWO BEDROOM THIRD FLOOR RETIREMENT APARTMENT WITH EN-SUITE SHOWER ROOM AND GARAGE EN-BLOC

Manor Court Lodge was constructed by Anglia Secure Homes and comprises 44 properties arranged over 3 floors each served by lift. 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 a 24-hour emergency Appello 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.

- ❖ Residents' lounge
- ❖ Communal Laundry
- ❖ 24-hour emergency Appello call system
- ❖ Hairdressing salon
- ❖ Gated car park and garden with Patio
- ❖ Guest Suite and lift to all floors
- ❖ Visiting Development Manager
- ❖ Minimum Age 60
- ❖ Lease: 99 years from 1987



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



Total floor area 86.3 m² (928 sq.ft.) approx

Restricted height 4.8 m² (52 sq.ft.)

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 | 74 | 75 |
| (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:

30/9/24

Annual Ground Rent:

£312.60

Ground Rent Period Review:

Next Uplift 2029

Annual Service Charge:

£5,900.97

Council Tax Band:

C

Event Fees:

1% Transfer

0% 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.