

37 Sherleys Court

Wood Lane, Ruislip, Middlesex, HA4 6DH



PRICE: £250,000

Lease: 125 years from 1994

Property Description:

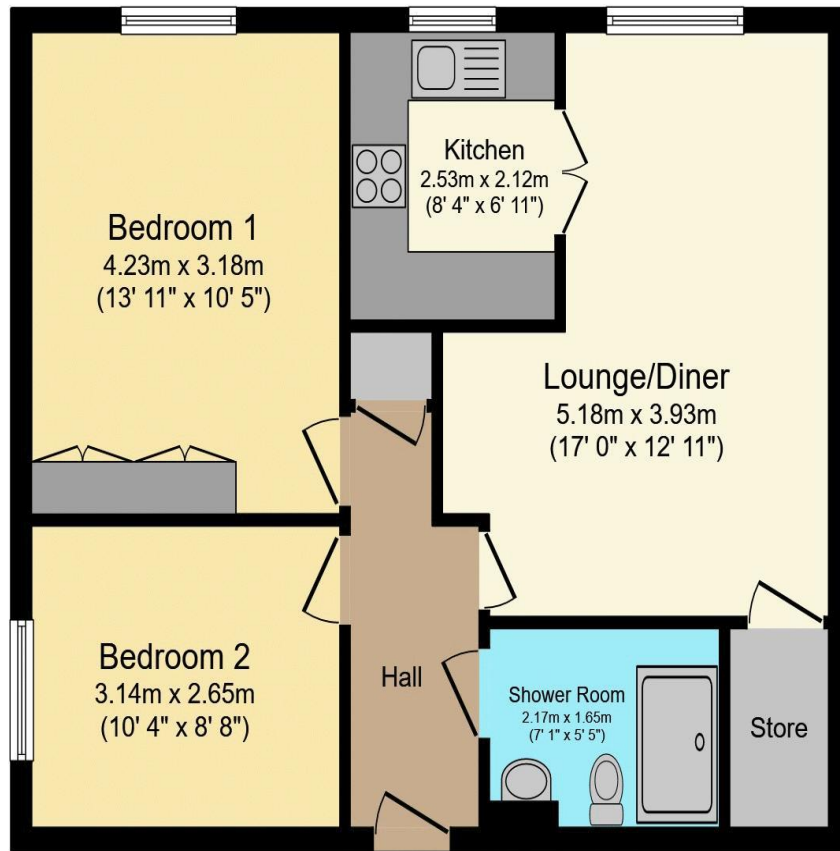
A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE THIRD FLOOR

Sherleys Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 41 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 an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that single residents be over the age of 60 years or in the case of a couple, one must be over 60 and the other over 55. 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
- ❖ Development Manager
- ❖ Minimum Age 60
- ❖ Guest Suite
- ❖ Lift to all floors
- ❖ Lease: 125 years from 1994
- ❖ Service Charge £4458.16 Ground Rent £tbc



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



Total floor area 57.3 m² (617 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+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 67 | 77 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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For Financial Year Ending:

31/08/2024

Annual Ground Rent:

£TBC

Ground Rent Period Review:

TBC

Annual Service Charge:

£4458.16

Council Tax Band:

E

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.