

14 Emerald Court

76-82 Brighton Road, Coulsdon, Surrey, CR5 2BB



PRICE: £85,000

Lease: 125 years from 1992

Property Description:

**A ONE BEDROOM APARTMENT LOCATED ON THE FIRST FLOOR
ON THIS RETIREMENT DEVELOPMENT**

Emerald Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 36 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 event of a couple, one must be over the age of 60 years and the other over 55 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
Close to local amenities
Development Manager

Guest Suite & Lift to all floors
Minimum Age 60
Lease: 125 years from 1992
Service Charge £3,439.14
Ground Rent £466.32



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



Total area: approx. 44.8 sq. metres (482.0 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/2025

Annual Ground Rent:

£466.32

Ground Rent Period Review:

2036

Annual Service Charge:

£3,439.14

Council Tax Band:

C

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.