

19 Cedar Court (Addlestone)

Crockford Park Road, Addlestone, Surrey, KT15 2LQ



PRICE: £150,000

Lease: 125 years from 2009

Property Description:

A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR.

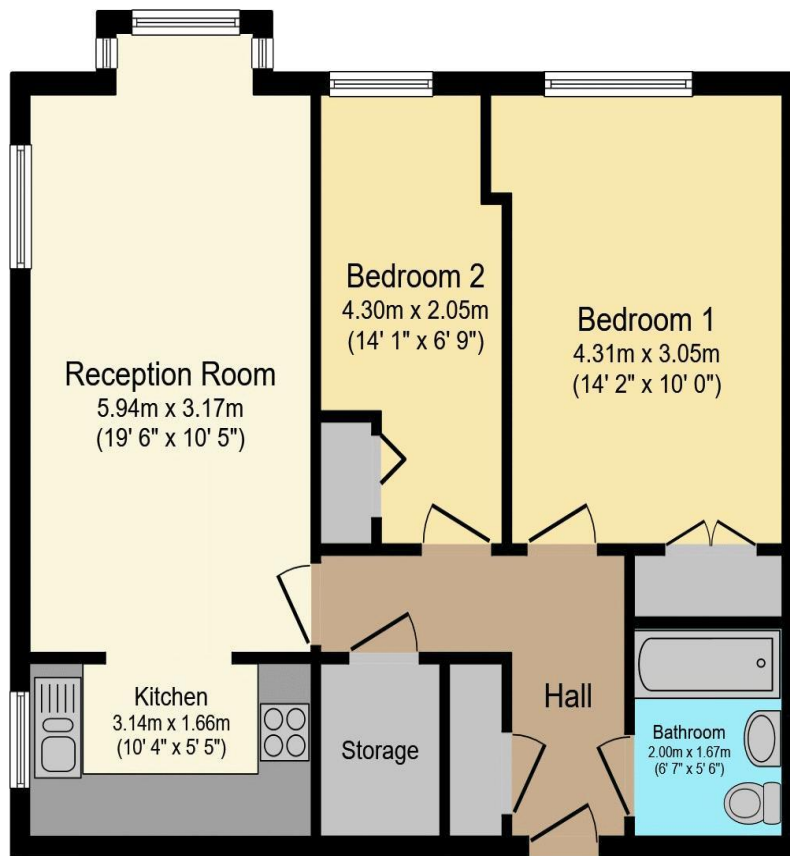
Cedar Court comprises 39 properties arranged over 3 floors and is served by a lift. There is a Development Manager who can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that 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.

Resident Development Manager
Communal Lounge and Communal Laundry
Security entry phone system
24 hour emergency Appello call system
Minimum Age 60

Car Parking and Landscaped Gardens
Guest Suite and Lift
Close to Addlestone town centre
Lease : 125 years from 2018



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



Total floor area 61.1 m² (658 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

31/03/26

Annual Ground Rent:

£150.00

Ground Rent Period Review:

Next Uplift 2036

Annual Service Charge:

£4839.20

Council Tax Band:

D

Event Fees:

**1% Transfer
Nil 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.