

## 27 Padfield Court

4 Forty Avenue, Wembley, Middlesex, HA9 8JS



**PRICE: 120,000**

**Lease: 125 Years from 2002**

### Property Description:

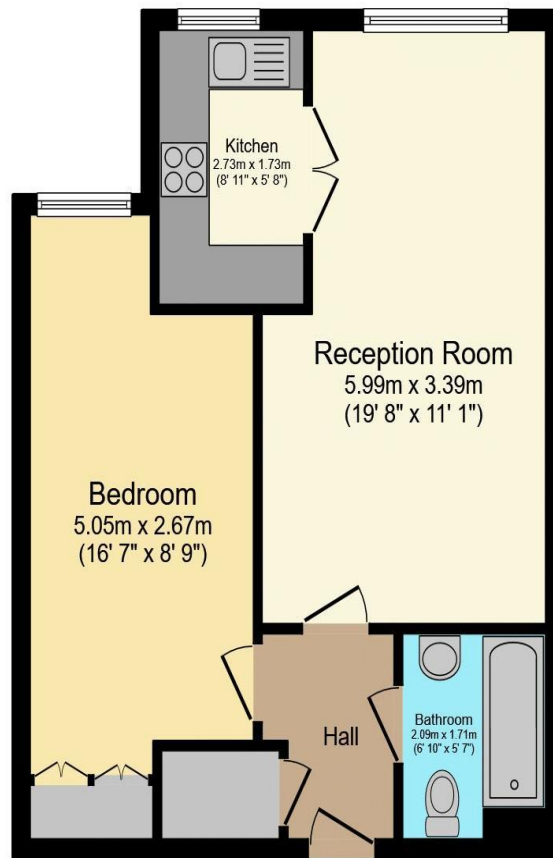
#### A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT

Padfield Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 30 properties arranged over 3 floors each served by lift. The resident House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response 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, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello Call system
- Communal Gardens
- Guest Suite
- Development Manager
- Lift to all floors
- Minimum Age 60
- Lease: 125 Years from 2002



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



Total floor area 47.8 m<sup>2</sup> (514 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+	<b>A</b>		
81-91	<b>B</b>		84 B
69-80	<b>C</b>	77 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**For Financial Year Ending:**

**31/08/2025**

**Annual Ground Rent:**

**£350.00**

**Ground Rent Period Review:**

**2025**

**Annual Service Charge:**

**£4003.80**

**Council Tax Band:**

**Event Fees:**

**1% Transfer  
1% Contingency**

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