

26 Churchfield Court (Reigate)

Roebuck Close, Reigate, Surrey, RH2 7RS



PRICE: £145,000

Lease: 125 years from 1990

Property Description:

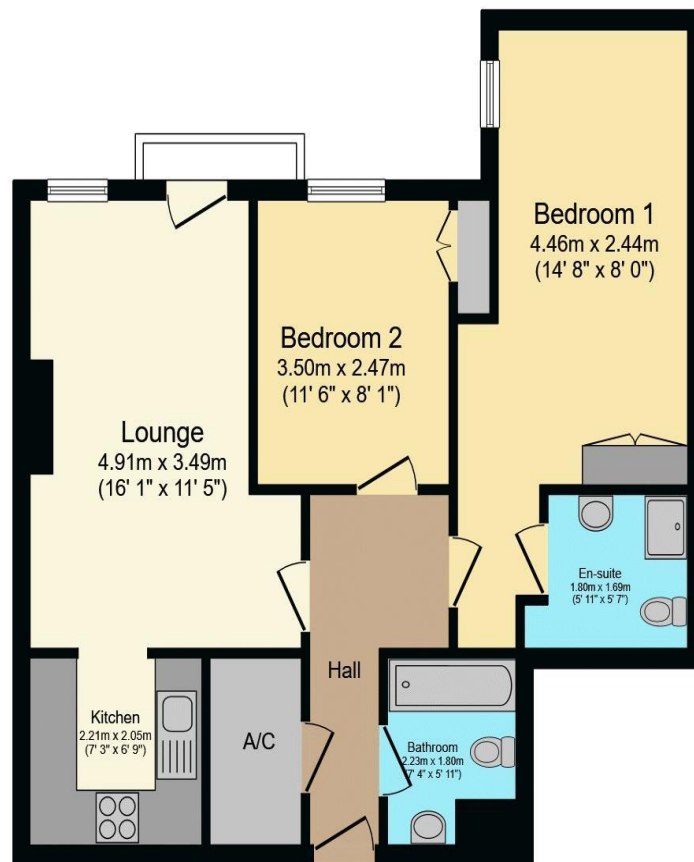
A TWO BEDROOM RETIREMENT APARTMENT WITH ENSUITE SHOWER ROOM SITUATED ON THE SECOND FLOOR

Churchfield Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 36 properties arranged over 3 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 residents be of state pensionable age. 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
- Level walking access to local amenities
- Guest Suite
- Lift to all floors
- Lease : 125 years from 1990



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



Total floor area 59.5 m² (640 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		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

31/08/2024

Annual Ground Rent:

£593.11

Ground Rent Period Review:

2034

Annual Service Charge:

£4185.08

Council Tax Band:

E

Event Fees:

**1% Transfer
1% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



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.