

## 30 Bryant Court

278 The Vale, London, Greater London, W3 7QB



**PRICE: £275,000**

**Lease: 125 years from 2000**

### Property Description:

#### **A ONE BEDROOM RETIREMENT PROPERTY LOCATED ON THE THIRD FLOOR WITH A BALCONY OVERLOOKING LANDSCAPED**

**GARDENS** Bryant Court is an age exclusive, gated development for the over 60's, conveniently located in the heart of town with great access to amenities and public transport links. The development offers the communal social spaces of a lounge as well as beautiful gardens with ponds and a decking area to relax on. Residents benefit from the services of an onsite Concierge and when off duty, there is a 24 hour call system in place for total peace of mind. It is a condition of purchase that residents be over the age of 60. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Age Exclusive Living for the over 60's
- Residents' Lounge & Guest Suite
- Communal Landscaped Gardens
- Residents' Gated Private Car Park
- Laundry facilities & Video Entry
- Concierge Service and a lift to all floors
- 24 hour Emergency Call System
- Lease: 125 years from 2000

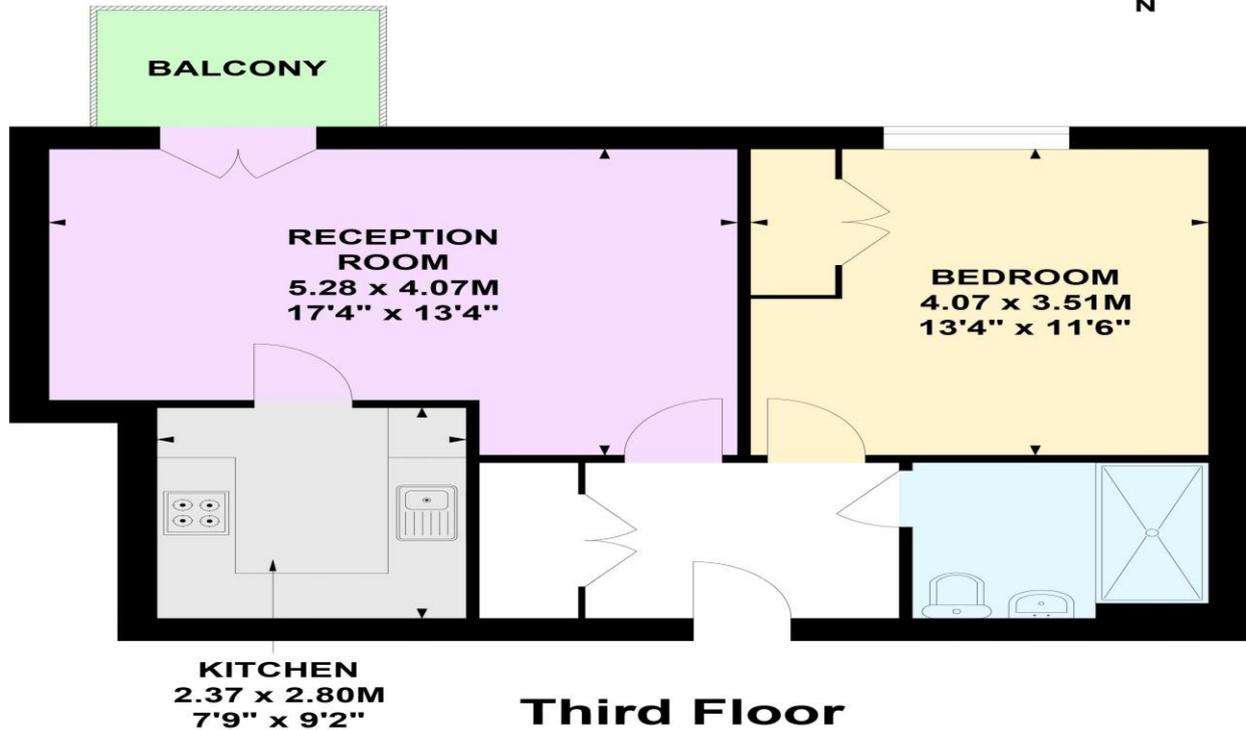


**For more details or to make an appointment to view, please contact  
Mandy Bolwell**

## Bryant Court, W3

Approximate gross internal area  
53.06 sq m / 571 sq ft

Key :  
CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	82	84
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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For Financial Year Ending:

Annual Ground Rent:

£295.00

Ground Rent Period Review:

Annual Service Charge:

£4800

Council Tax Band:

D

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.