

4 Manor Court Lodge

169/175 High Road, South Woodford, London, E18 2PD



PRICE: £190,000

Lease: 99 years from 1987

Property Description:

***** OPEN DAY SATURDAY 17th MAY 2025 - FROM 10.30AM - 12.30PM ***
CALL 020 8505 8352**

A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO DOOR ONTO OWN PATIO

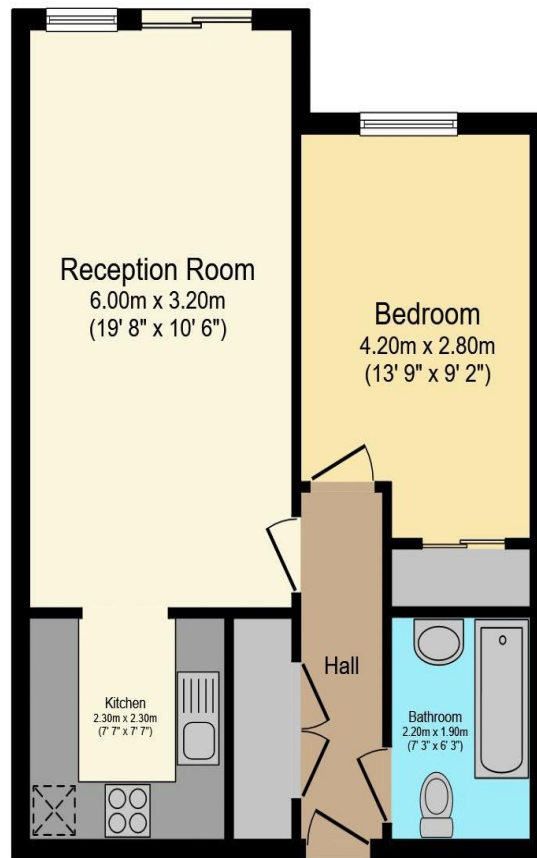
Manor Court Lodge was constructed by Anglia Secure Homes and comprises 44 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency 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.

Residents' lounge
Communal Laundry
24 hour emergency Appello call system
Minimum Age 60
Gated car park and garden with Patio

Minimum Age 60
Guest Suite and lift to all floors
Visiting Development Manager
Lease : 99 years from 1987



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



Total floor area 48.1 m² (518 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	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

30/09/2025

Annual Ground Rent:

£272.74

Ground Rent Period Review:

2029

Annual Service Charge:

£4007.83

Council Tax Band:

C

Event Fees:

1.00 Transfer

0.00 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.