

## 3 Wavertree Court

59 Massetts Road, Horley, Surrey, RH6 7BP



**PRICE: £90,000**

**Lease: 125 years from 2006**

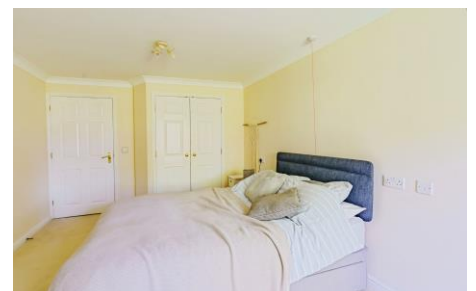
### Property Description:

**A ONE BEDROOM ASSISTED LIVING RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR WITH PATIO DOOR** Wavertree Court is an **ASSISTED LIVING DEVELOPMENT**

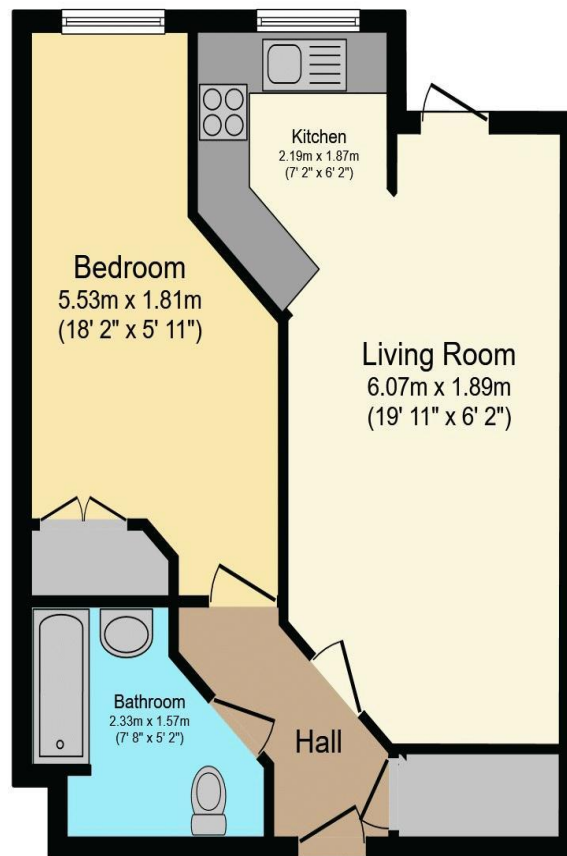
comprising of one and two bedroom apartments, offering residents the prospect of continued independence in a secure environment. Wavertree Court is arranged over 3 floors each served by two lifts. In addition to an Estate Manager there is a team of Assistant Estate Managers who between them provide 24 hour cover. One hour a week of housekeeping is provided for the residents in each apartment, the cost of which is included in the service charge. Additional housekeeping can be purchased separately as required. 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. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

Estate Manager & Assistants (24 hour cover)  
Residents' lounge, function room & laundry room  
Communal car parking (on a 1st come basis)  
Minimum Age 60 and Emergency Call System  
Intruder and smoke alarm in all apartments

Restaurant and Guest suite  
Wheelchair accessible & Battery car store  
Video door entry system (linked to TV)  
Lease : 125 years from 2006



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



Total floor area 45.8 sq.m. (493 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             |         | 84 B      |
| 69-80 | C             | 79 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**For Financial Year Ending:**

**31/8/25**

**Annual Ground Rent:**

**£405.00**

**Ground Rent Period Review:**

**2029**

**Annual Service Charge:**

**£10,106.42**

**Council Tax Band:**

**C**

**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.