

3 Abbey Court (Chertsey)

Abbey Road, Chertsey, Surrey, KT16 8AG



PRICE: £100,000

Lease: 125 years from 1991

Property Description:

A ONE BEDROOM RETIREMENT PROPERTY LOCATED ON THE GROUND FLOOR. Abbey Court was constructed by Sovereign Retirement and comprises 31 properties arranged over 2 floors served by lift. The Visiting Development Manager may be contacted from within the development in the case of an emergency. For periods when the Visiting Development Manager is off duty there is a 24-hour emergency Appello call system. The development comprises an entrance hall, lounge, kitchen, one bedroom and bathroom. It is a condition of purchase that male residents be over the age of 65 years and female 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.

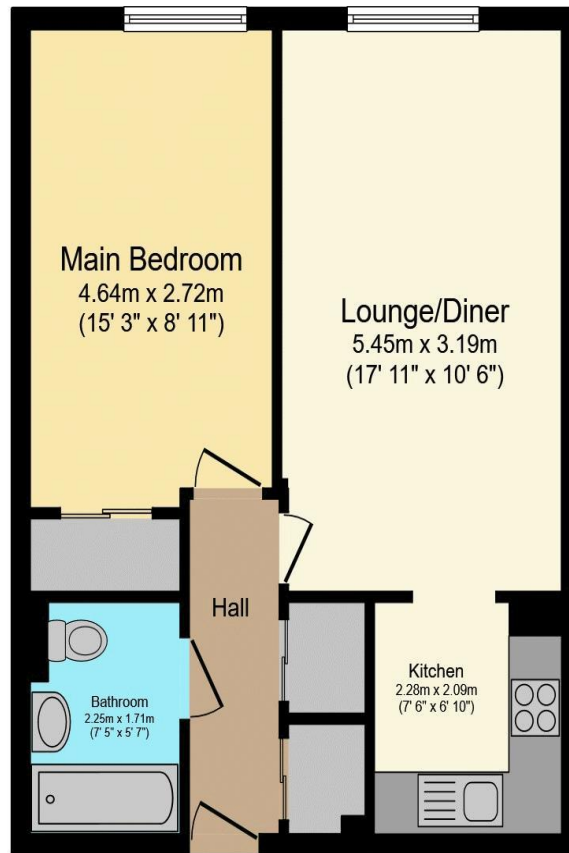
Residents' lounge
Communal Laundry
24-hour emergency Appello call system
Visiting Development Manager
Minimum Age 65

Lift

Lease : 125 years from 1991



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



Total floor area 47.2 sq.m. (508 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	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

30/09/2025

Annual Ground Rent:

£319.32

Ground Rent Period Review:

2033

Annual Service Charge:

£4,756.89

Council Tax Band:

C

Event Fees:

**1% Transfer
NIL 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.