

1 Aragon Court, Benfleet, Essex, SS7 2GB



Price: £120,000

Lease: 105 years and 6 months

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR WITH PATIO DOOR

Aragon Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 54 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 Appello emergency 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, 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

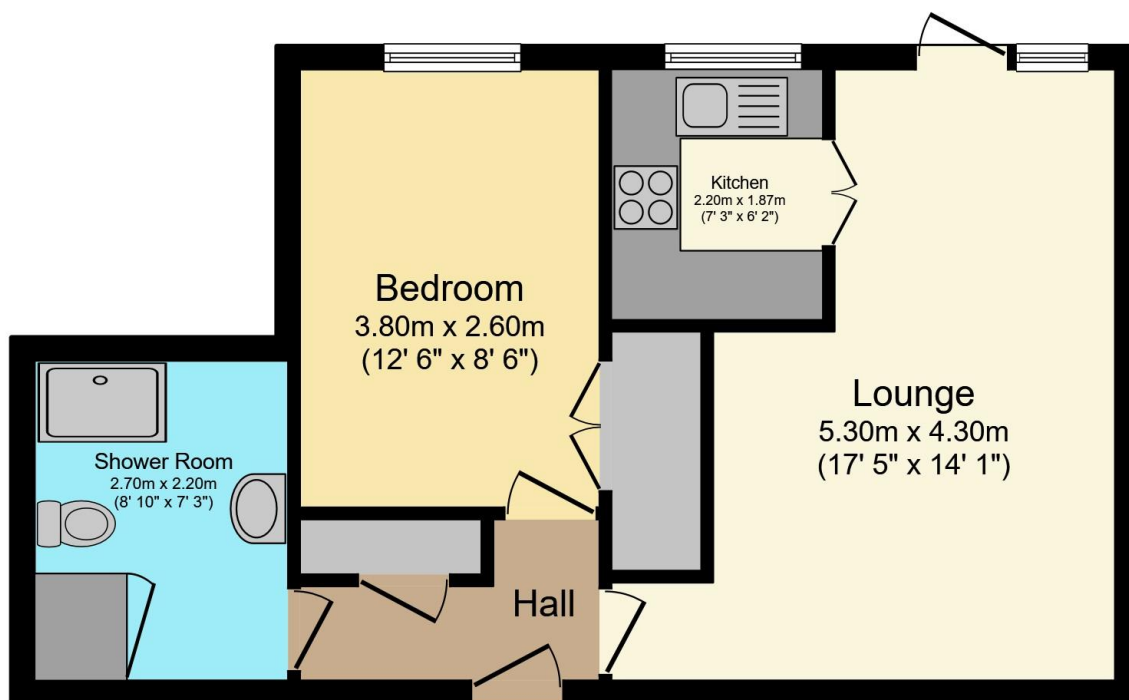
- Residents' lounge
- Communal Laundry
- 24 hour Appello emergency call system
- Minimum Age 60
- Development Manager
- Guest Suite
- Lift to all floors
- Lease: 125 years from 2006
- Service Charge £3259.18, Ground Rent £395



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

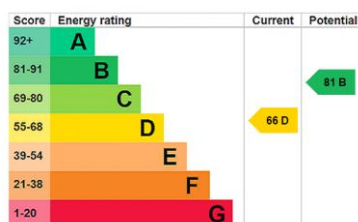
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Total floor area 43.8 sq.m. (472 sq.ft.) approx

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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For Financial Year Ending: 28/02/2026

Annual Ground Rent: £395

Ground Rent Period Review: 20/03/2029

Annual Service Charge: £3259.18

Council Tax Band: B

Event Fees: 1% Transfer, 1% Contingency

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