

46 Foster Court, Essex, CM8 2TQ



Price: £80,000

Lease: 88 years and 2 months

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR.

Foster Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 62 properties arranged over 4 floors each served by lift. Situated in close proximity to the Town Centre, Railway Station, A12 to Colchester and a short drive to Witham River walks and Duck pond. 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

- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello system
- Communal Parking
- Lift to all floors
- Guest Suite
- Development Manager
- Minimum Age 60
- Lease: 125 years from 1988
- Service Charge £3145.26, Ground Rent £542.04
- Price to include carpets, curtains and light fittings,



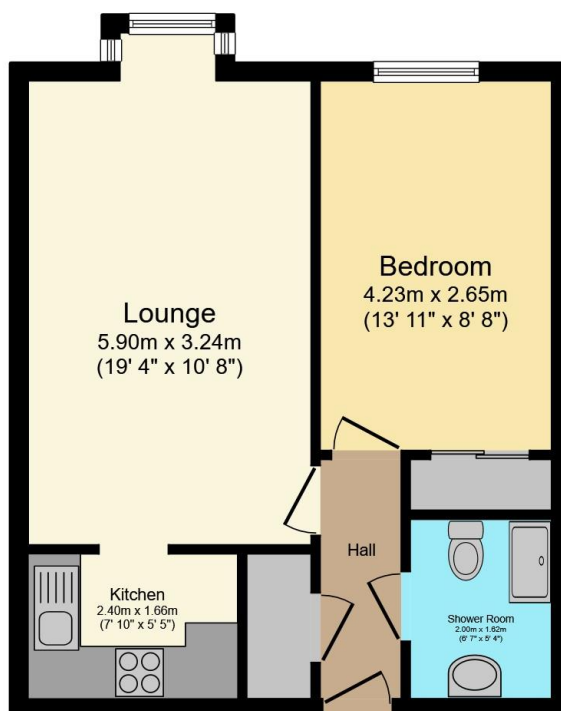
For more details or to make an appointment to view, please contact **Mandy Abbott**

01425632410

mandy.abbott@retirementhomesearch.co.uk

Visit us at:

retirementhomesearch.co.uk



Total floor area 43.0 sq.m. (462 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	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending: 31/08/2026

Annual Ground Rent: £542

Ground Rent Period Review: 01/12/2032

Annual Service Charge: £3145.26

Council Tax Band: B

Event Fees: 1% Transfer, 0% Contingency

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mandy.abbott@retirementhomesearch.co.uk

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR

T: 0333 321 4060 | F: 0333 321 4065 | E: enquiries@retirementhomesearch.co.uk

Registered address: Retirement Homesearch (England, Scotland and Wales),
Registered in England No 3829469, Queensway House, 11 Queensway, New
Milton, Hampshire, BH25 5NR

