

4 Cliff Richard Court

High Street, EN8 0BE



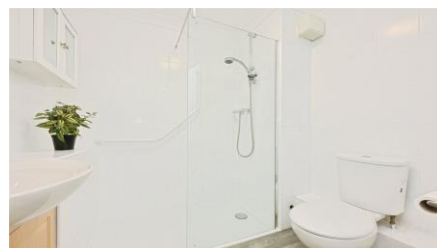
Price: £125,000

Lease: 103 years and 10 months

A RECENTLY REDECORATED ONE BEDROOM RETIREMENT PROPERTY LOCATED ON THE GROUND FLOOR WITH RECENTLY REFITTED CARPETS AND FLOORING THROUGHOUT.

Cliff Richard Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 49 properties arranged over 4 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 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 or in the event of a couple.

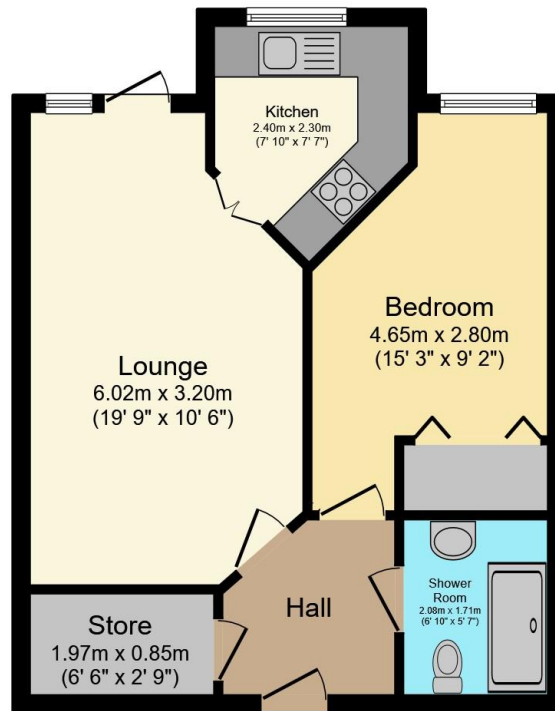
- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello call system
- Minimum Age 60
- Lift to all floors
- Guest Suite
- Development Manager
- Lease: 125 years from 2004
- Service Charge £3414.34, Ground Rent £385
- Transfer Fee = 1% Contingency Fee = 1%



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

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Total floor area 44.7 sq.m. (481 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		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending: 28/02/2026

Annual Ground Rent: £385

Ground Rent Period Review: 2027

Annual Service Charge: £3414.34

Council Tax Band: C

Event Fees: 1% Transfer, 1% Contingency

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