

120 Havencourt, Essex, CM1 1EA



Price: £110,000

Lease: 91 years

A ONE BEDROOM RETIREMENT PROPERTY LOCATED ON THE FIRST FLOOR

Havencourt was constructed by Anglia Secure Homes and comprises 61 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 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 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

- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello call system
- Lift to all floors
- Visiting Development Manager
- 2 Guest Suites
- Minimum Age 65
- Lease: 125 years from 1991
- Service Charge £3,574.99, Ground Rent £475.11



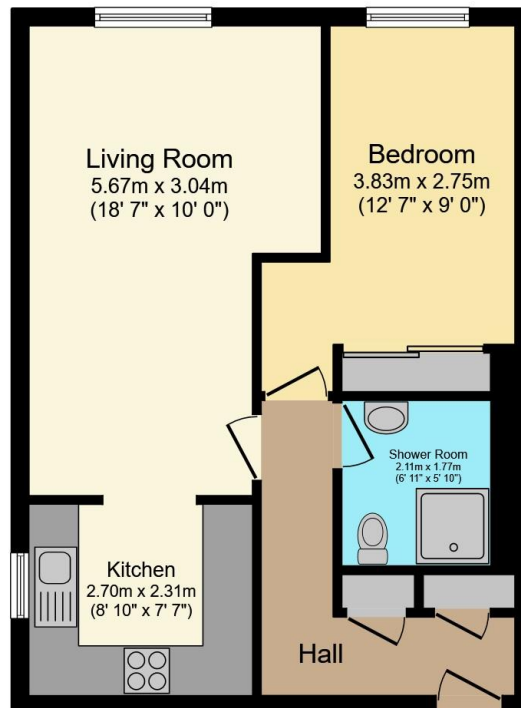
For more details or to make an appointment to view, please contact **Mandy Abbott**

01425632410

mandy.abbott@retirementhomesearch.co.uk

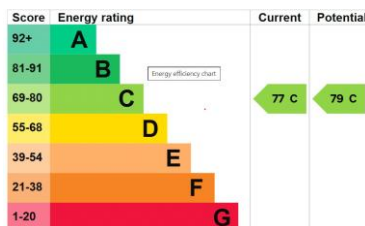
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Total floor area 47.4 sq.m. (510 sq.ft.) approx

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: 31/10/2026

Annual Ground Rent: £475

Ground Rent Period Review: 01/11/2035

Annual Service Charge: £3574.99

Council Tax Band: B

Event Fees: 1% Transfer, 0% Contingency

01425632410

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

