

84 Montague Court, Essex, SS0 7EX



Price: £110,000

Lease: 103 years and 2 months

A REDECORATED AND RECARPETED ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE THIRD FLOOR WITH BALCONY.

Montague Court 1 and 2 were constructed by McCarthy and Stone (Developments) Ltd for the over 60's and comprises 47 and 49 properties arranged over 5 floors each served by a lift. Conveniently situated to Supermarkets, Post Office and Railway Station. 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 call system. Please speak to our Property Consultant if you require information regarding "Event Fees"

- Residents' lounge and Gardens
- Guest Suites
- Car park on Site
- Minimum Age 60
- Security entry system
- Development Manager
- Laundry Room Lift to all floors
- 24 hour emergency Appello call system
- Lease: 125 years from 2004
- Service Charge £3398.26, Ground Rent £385.00
- Price to include carpets, curtains and light fittings



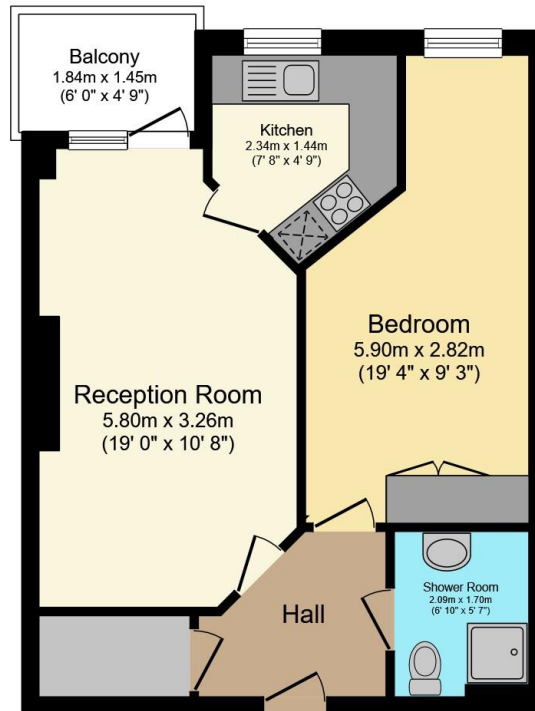
For more details or to make an appointment to view, please contact **Mandy Abbott**

01425632410

mandy.abbott@retirementhomesearch.co.uk

Visit us at:

retirementhomesearch.co.uk



Total floor area 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).
Powered by www.focalagent.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending: 31/08/2026

Annual Ground Rent: £385

Ground Rent Period Review: 13/01/2027

Annual Service Charge: £3398.26

Council Tax Band: C

Event Fees: 1% Transfer, 1% 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

