

27 Custerson Court, Essex, CB11 3HF



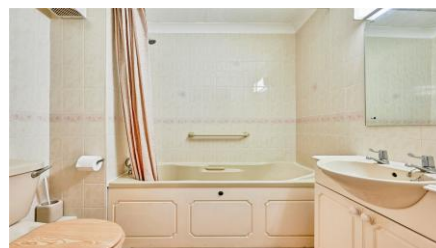
Price: £145,000

Lease: 94 years and 6 months

A LARGER THAN AVERAGE ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR WITH JULIETTE BALCONY.

Custerson Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 54 properties arranged over 3 floors each served by lift. The resident 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. Please speak to our

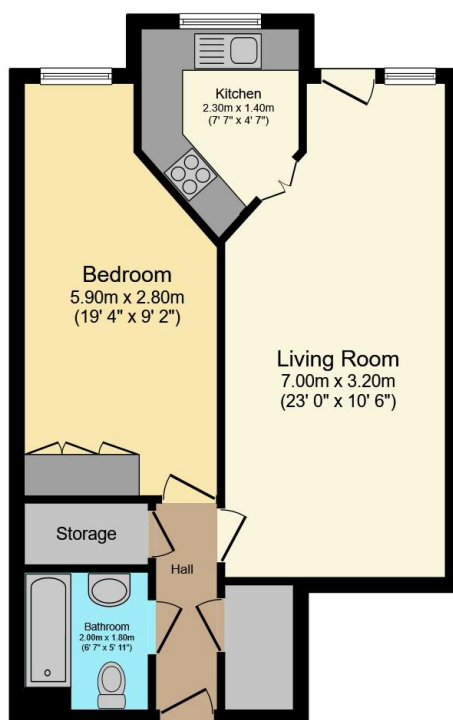
- Residents' lounge and Communal gardens
- Communal Laundry
- 24 hour Appello emergency call system
- Double glazed windows
- Minimum Age 60
- Guest Suite
- Development Manager
- Lift to all floors
- Lease: 125 years from 1995
- Service Charge £3460.26, Ground Rent £514.14
- Price to include carpets, curtains and light fittings



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

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Total floor area 52.9 sq.m. (570 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	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending: 31/08/25

Annual Ground Rent: £514

Ground Rent Period Review: 01/05/2039

Annual Service Charge: £3460.26

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

