

16 Argent Court, Hertfordshire, EN5 5FL



Price: £180,000

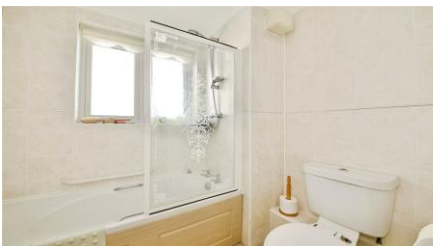
Lease: 106 years and 9 months

ONE BEDROOM RETIREMENT PROPERTY LOCATED ON THE FIRST FLOOR

Argent Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 38 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 residents be over the age of 60 years.

- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello system
- Door entry system
- Guest Suite and Lift to all floors

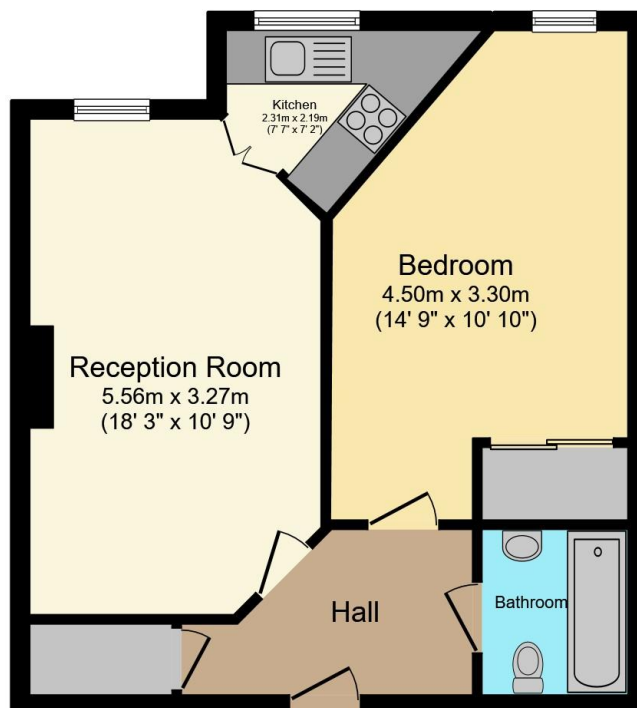
- Development Manager
- Minimum Age 60
- Lease: 125 years from 2007
- Service Charge £3058.90, Ground Rent £495



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

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Total floor area 47.8 sq.m. (515 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: 28/02/206

Annual Ground Rent: £495

Ground Rent Period Review: 2030

Annual Service Charge: £3058.9

Council Tax Band: D

Event Fees: 1% Transfer, 1% Contingency

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