

37 Imperial Court, Essex, CO15 1LD



Price: £90,000

Lease: 103 years and 8 months

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR.

Imperial Court was constructed by McCarthy and Stone (Developments) Ltd and comprises 81 properties arranged over 4 floors each served by a 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 are to be 60 or in the case of joint residents 60 and 55. The development has had new UPVC windows replaced throughout in December 2013. Bus stop

- Guest Suite
- Development Manager
- Gardens
- Minimum Age 60
- 24 hour Appello emergency call system
- Residents' Lounge
- Laundry room
- Refuse room
- Lease: 125 years from 2004
- Service Charge £2603.58
- Ground Rent £385.00



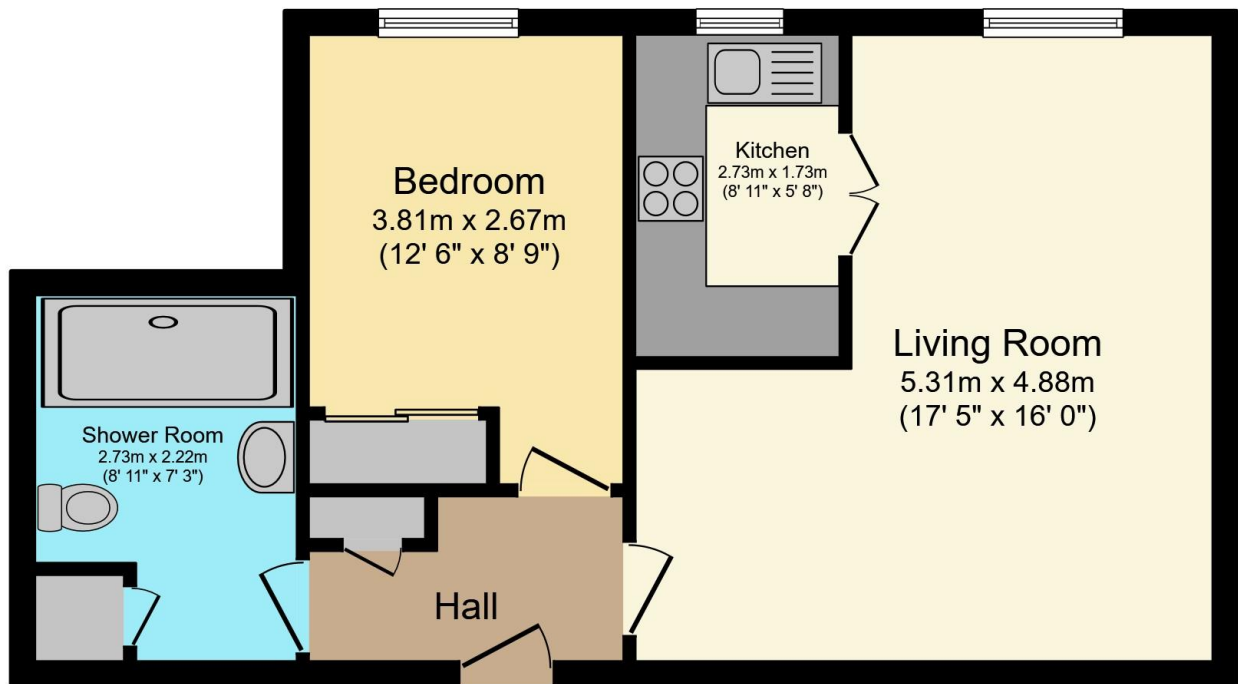
For more details or to make an appointment to view, please contact **Mandy Abbott**

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Total floor area 47.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	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: 16/08/2027

Annual Service Charge: £2603.58

Council Tax Band: B

Event Fees: 1% Transfer, 1% Contingency

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