

17 Fullersgate

Fullers Close, Kelvedon, Essex, CO5 9JX



PRICE: £210,000

Lease: 99 years from 1989

Property Description:

A TWO BEDROOM RETIREMENT COTTAGE WITH PATIO AREA AND SEPARATE GARAGE Fullersgate was constructed by Anglia Secure Homes and comprises 10 cottage style properties and 5 bungalows designed for the retired. Fullers Gate built in the former orchard and lawn gardens of Brimpton House lies in the heart of the village. Just a short walk from your door are a selection of local shops including a post office, chemist, well stocked Co-operative food store, hairdressers, opticians, butchers and fresh fish shop and a selection of fast food take-away shops. There are also a number of good pubs all serving fine good quality foods. Fullers Gate offers the best of both worlds it is surrounded by countryside and woodland walks and then you have the convenience of day-to-day amenities within easy reach. The visiting 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

Residents' lounge

24 hour Appello emergency call system

Minimum Age 55

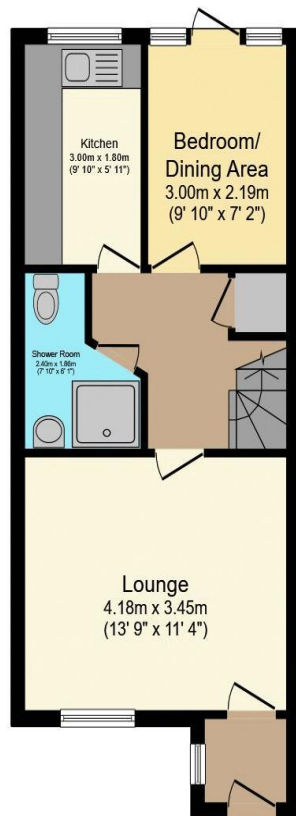
Visiting Development Manager

PRICE TO INCLUDE CARPETS,CURTAINS
AND LIGHT FITTINGS

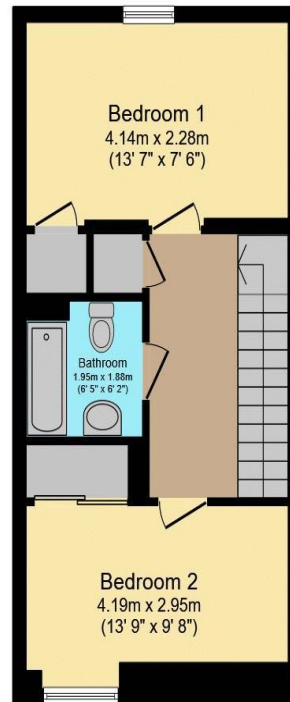
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**For more details or to make an appointment to view, please contact
Mandy Abbott**



Ground Floor



First Floor

Total floor area 77.3 sq.m. (832 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/03/25

Annual Ground Rent:

£265.22

Ground Rent Period Review:

2031

Annual Service Charge:

£4600.13

Council Tax Band:

C

Event Fees:

1% Transfer

0% Contingency

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