

8 The Mallards (Great Wakering)

236 High Street, Great Wakering, Essex, SS3 0HY



PRICE: £147,500

Lease: 125 years from 1989

Property Description:

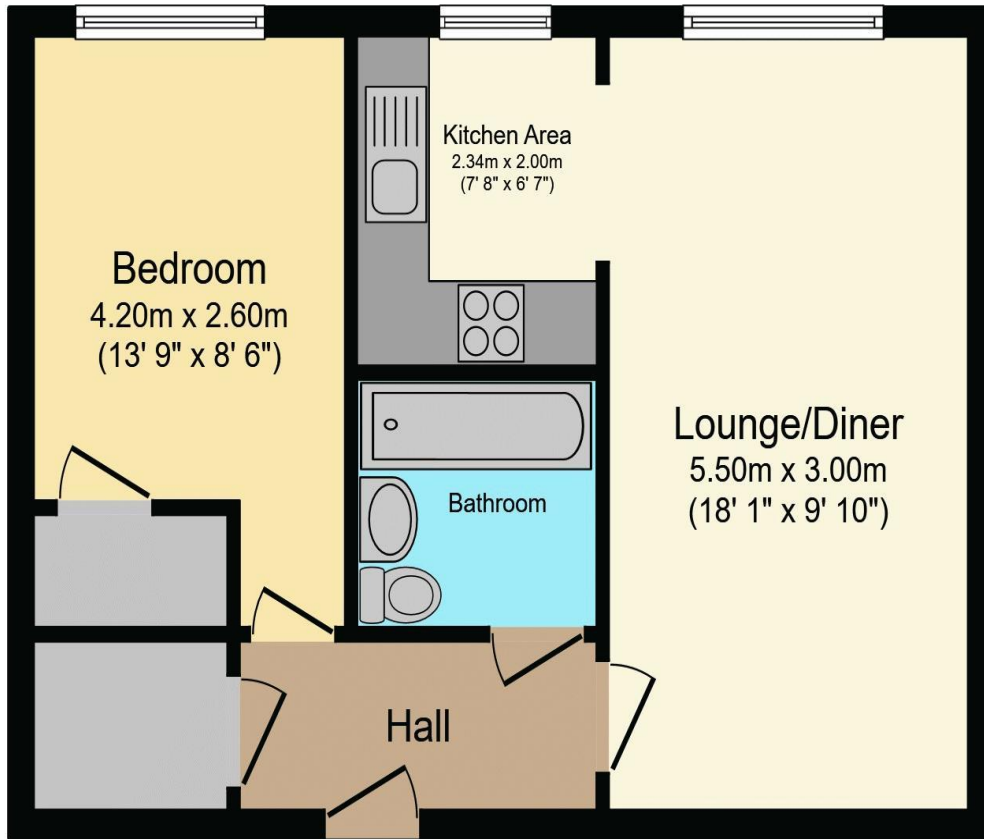
A RECENTLY REDECORATED AND RE-CARPETED ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR BENEFITING FROM NEW CURTAINS. The Mallards was constructed by Mill Lodge Properties Ltd and comprises 51 properties arranged over 2 floors. Conveniently situated to all local amenities including Post Office/General Store, The Co-Op, Restaurants and Take aways. The Bus stop outside the Development takes you to Asda and onto Southend. 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 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge and Games Room
Communal Laundry
24 hour emergency Appello call system
Hairdressing Salon
Lift (main block)

Guest Suite
Development Manager
Price to include carpets, curtains and light fittings
Lease: 125 years from 1989



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



Total floor area 42.9 m² (462 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			
(69-80) C		78	81
(55-68) D			
(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:

30/09/24

Annual Ground Rent:

£98.26

Ground Rent Period Review:

2031

Annual Service Charge:

£3133.57

Council Tax Band:

B

Event Fees:

1% Transfer

Nil Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.