

**13 Myddleton Court**

**2 Clydesdale Road, Hornchurch, Essex, RM11 1GL**



**PRICE: £160,000**

**Lease: 125 years from 2007**

**Property Description:**

**A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT**

Myddleton Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 32 properties arranged over 2 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, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge  
Communal Laundry  
24 hour emergency Appello call system  
Minimum Age 60  
Development Manager


Guest Suite  
Lift to all floors

Lease: 125 years from 2007

Interior  
photos  
to follow.

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

# Floor Plan to follow.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

**For Financial Year Ending:**

**28/02/2025**

**Annual Ground Rent:**

**£495.00**

**Ground Rent Period Review:**

**Next Uplift 2030**

**Annual Service Charge:**

**£3,201.92**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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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.