

17 Cleves Court

London Road, Benfleet, Essex, SS7 2RA



PRICE: £269,500

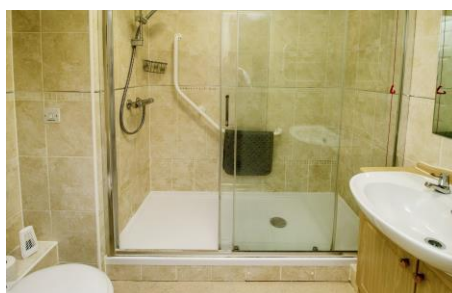
Lease: 125 years from 2008

Property Description:

A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR

Cleves Court was constructed by McCarthy and Stone and comprises 31 properties arranged over 3 floors. Conveniently situated next to main supermarket, town centre with all its local amenities and on Bus Route to larger towns of Southend, Basildon and Rayleigh. The Development Manager can be contacted from various points within each property. 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 be over the age of 60 years or in the event of a couple one over the age of 60 years and the other over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Residents' lounge
- Guest Suite
- 24 hour Appello emergency call system
- Laundry Room
- Development Manager
- Communal Gardens
- Minimum Age 60
- Price to include Carpets, Curtains and Light Fittings
- Lease: 125 years from 2008



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



Total floor area 68.3 sq.m. (735 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	83	86
(69-80)	C		
(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:
28/02/25
Annual Ground Rent:
£495.00
Ground Rent Period Review:
Next Uplift 2031
Annual Service Charge:
£5012.10
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.