

**40 Cromwell Lodge**

**219-249 Longbridge Road, Barking, Essex, IG11 8UB**



**PRICE: £110,000**

**Lease: 99 years from 1988**

**Property Description:**

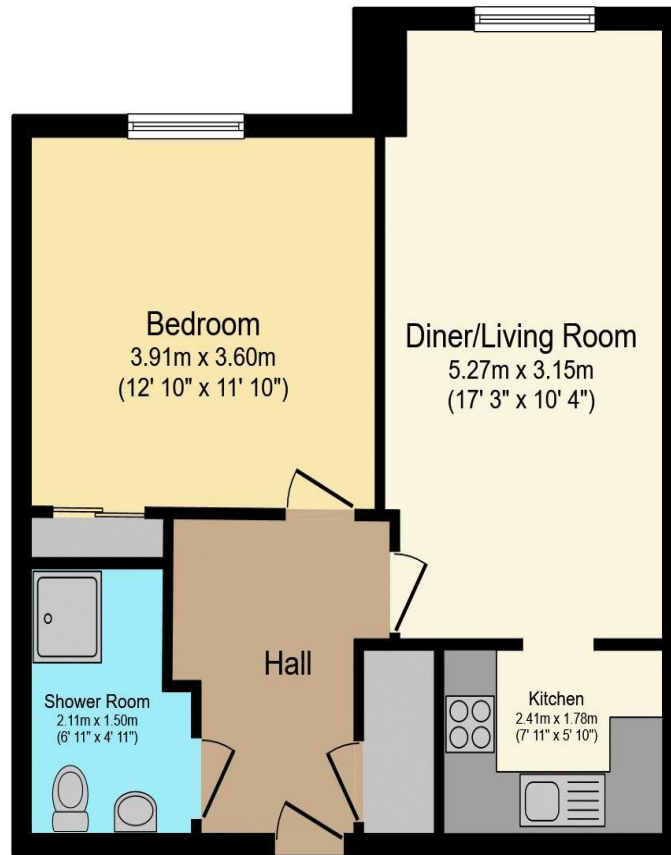
A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR OVERLOOKING THE COMMUNAL GARDENS. Cromwell Lodge was constructed by Cromwell Developments and comprises 70 properties arranged over 3 floors served by stairs and a lift. Situated in well maintained gardens with local shops opposite and on the main Bus Route to surrounding Towns and Railway Station. The Visiting Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Visiting 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 65 for males and 60 for females. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

Residents' lounge  
24 hour emergency Appello call system  
2 Guest Suites, Launderette and  
Hairdressing Salon  
NO COMMUNAL STORAGE FOR MOBILITY  
SCOOTERS

Visiting Development Manager  
Lift to all floor  
Minimum Age Male 65 and Female 60  
Lease: 99 years from 1988



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



Total floor area 51.7 m<sup>2</sup> (557 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/12/24**

**Annual Ground Rent:**

**£313.18**

**Ground Rent Period Review:**

**Next uplift 2030**

**Annual Service Charge:**

**£2534.43**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**Nil 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.