

69 Georgian Court Phase II

Off Haverfield Road , Spalding, Lincolnshire, PE11 2QT



PRICE: Offers Over £100,000

Lease: 125 years from 2002

Property Description:

A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR

Georgian Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 26 one and two bedroom properties arranged over 3 floors served by a lift. There is a Development Manager who may be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty help is on hand via the emergency Appello call system. In addition, a security camera door entry system at the main entrance allows you to view a visitor before letting them in simply by changing channels on your television set. 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. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge and Guest Suite
Communal Laundry facilities
24 hour emergency Appello call system
CCTV Door Entry System (linked to owners TV)
Double glazed windows

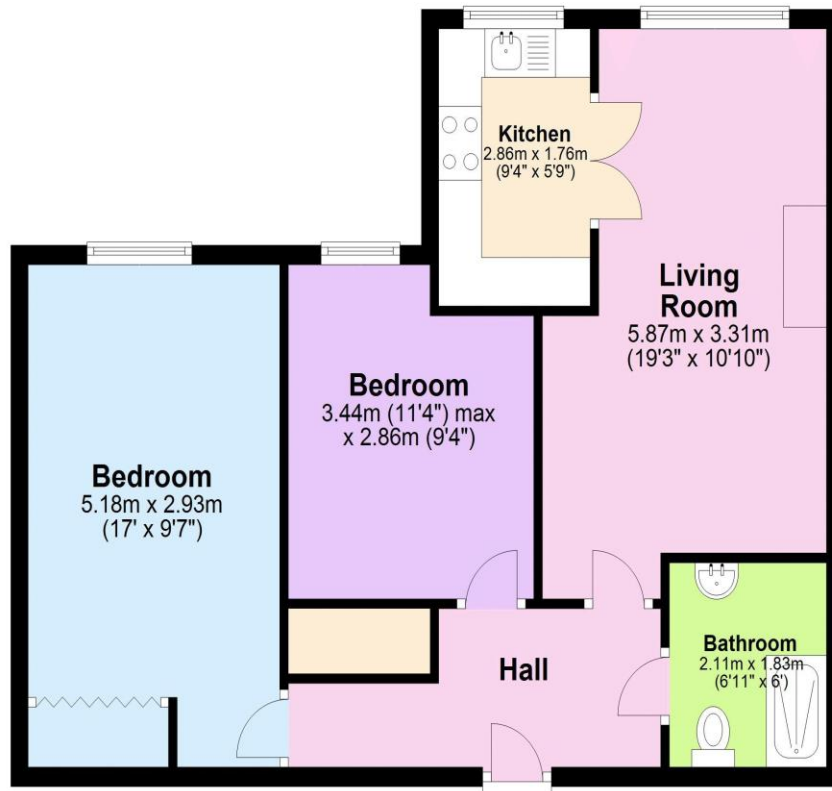
Lift to all floors
Development Manager
Lease: 125 years from 2002
Service Charge £5,374.66 Ground Rent: £410.00



**For more details or to make an appointment to view, please contact
Mr Jordan Joice**

Flat

Approx. 59.2 sq. metres (636.7 sq. feet)



Total area: approx. 59.2 sq. metres (636.7 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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For Financial Year Ending:

31/08/2024

Annual Ground Rent:

£410.00

Ground Rent Period Review:

Next uplift 2025

Annual Service Charge:

£5,374.66

Council Tax Band:

B

Event Fees:

1% Transfer

1% 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
Registered in England No. 3829469



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.