

9 Nightingale Court

53 Church Road, Crystal Palace, London, SE19 2TJ



Offers in the region of
£130,000

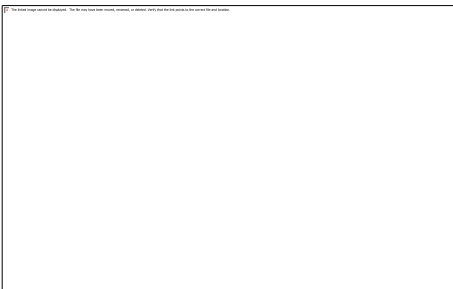
Lease: 99 years from 1988

Property Description:

****CALLING ALL INVESTORS** A ONE BEDROOM RETIREMENT APARTMENT
LOCATED ON THE FIRST FLOOR**

Nightingale Court was constructed by Weldon Leigh Homes and comprises 19 apartments served by lift from the ground floor. The Development Manager can be contacted from within each property in the case of an emergency. For periods when the Development Manager is off duty there is an emergency call system connected to Emergency Care Call Service. Each property comprises an entrance hall, lounge, kitchen, one bedroom 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. DRAFT DETAILS

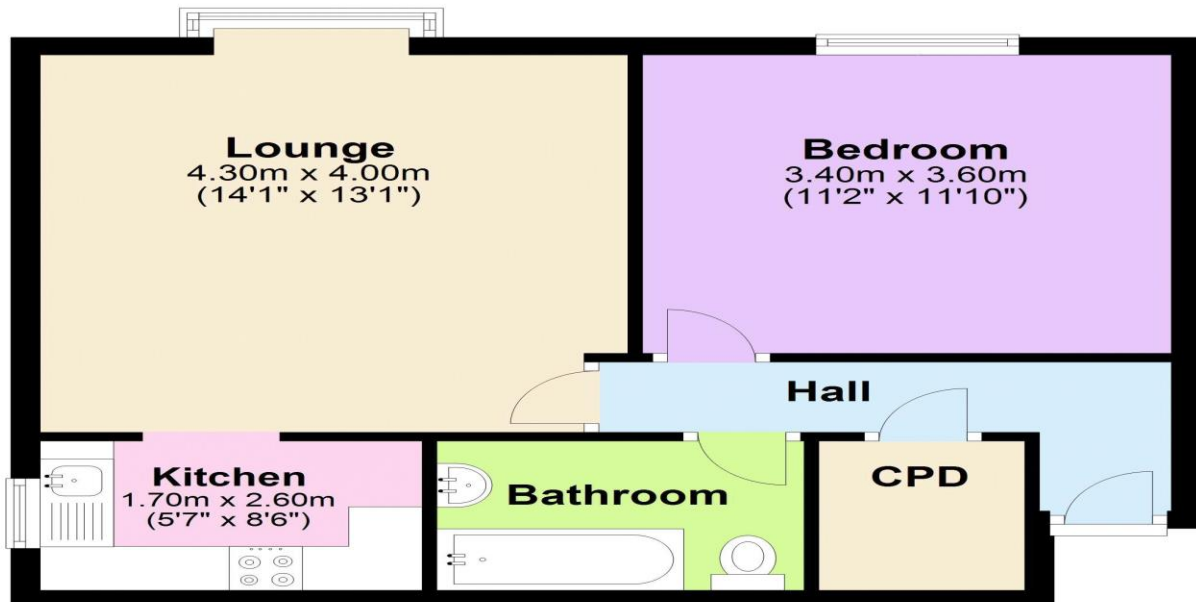
- Residents' lounge
- Communal Laundry
- Emergency Call System
- Off-road parking (subject to availability)
- Local amenities
- Guest Suite and Lift to all floors
- Development Manager
- Minimum Age 60
- Lease : 99 years from 1988



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

Floor Plan

Approx. 45.8 sq. metres (492.6 sq. feet)



Total area: approx. 45.8 sq. metres (492.6 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.

EPC to follow.

For Financial Year Ending:

Annual Ground Rent:

£

Ground Rent Period Review:

Annual Service Charge:

£

Council Tax Band:

Event Fees:

**Transfer
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.