

22 Perrin Court

Parkland Grove, Ashford, Middlesex, TW15 2GA



PRICE: Offers in the Region of £210,000 **Lease: 125 years from 2002**

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR Perrin Court was constructed by McCarthy & Stone and comprises of 46 one- and two-bedroom retirement properties. There is a Resident 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 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. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

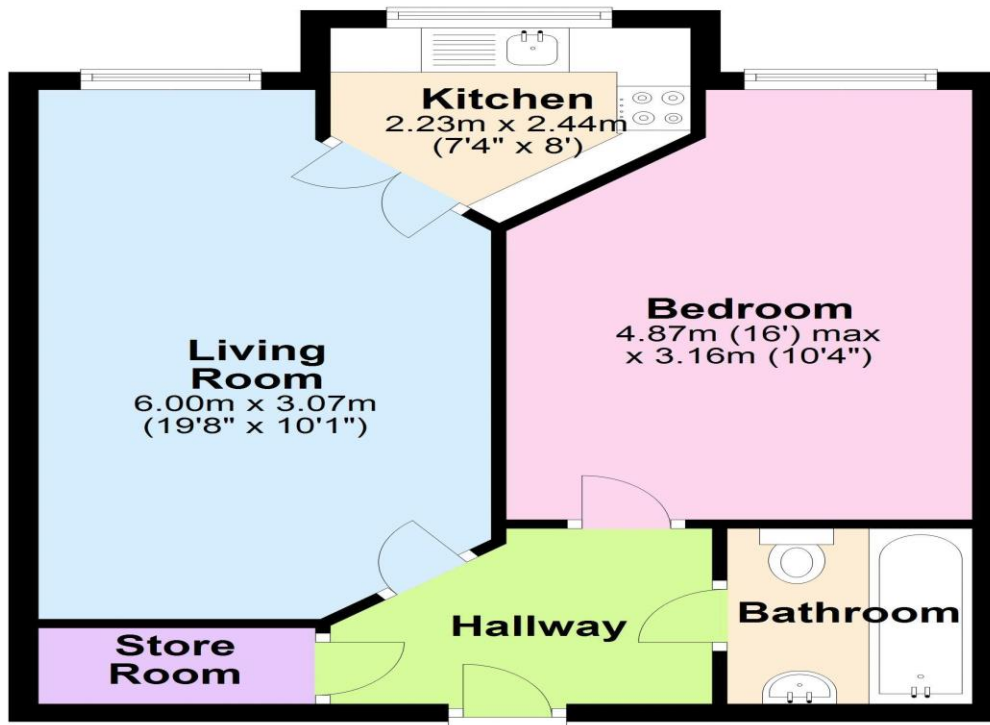
- 24-hour Appello emergency call system
- Camera Entry System
- Laundry Room & Communal Gardens
- Lift to all floors & Communal Car Park
- Resident Development Manager
- Residents' Lounge
- Minimum Age 60
- Lease: 125 years from 2002



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

Flat

Approx. 45.7 sq. metres (492.0 sq. feet)



Total area: approx. 45.7 sq. metres (492.0 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			
(92-100)	A		
(81-91)	B	84	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:
31/08/24
Annual Ground Rent:
£365.00
Ground Rent Period Review:
Next Uplift 2025
Annual Service Charge:
£3228.72
Council Tax Band:
D
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.