

# RETIREMENT

# HOMESEARCH

## 54 Marlborough Court (Wallington)

Britain's Number One  
Retirement Property Specialist

Cranley Gardens, Wallington, Surrey, SM6 9PG



**PRICE: £135,000**

**Lease: 125 years from 1998**

### Property Description:

A ONE BEDROOM APARTMENT LOCATED ON THE THIRD FLOOR OF THIS RETIREMENT DEVELOPMENT

Marlborough Court consists of 35 one and 21 two bedroom flats arranged over 4 floors. All flats are specified for those aged sixty and upwards and include Appello to ensure that help is on hand 24 hours a day, 365 days a year. The Appello system, for added peace of mind, also controls door entry and monitors the fire alarm system. In addition, a camera entry system at the main entrance allows you to view a visitor before letting them in simply by changing channels on your television set. In the development is a residents lounge and a Guest Suite with en-suite shower room. 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.

Lift to all floors  
Development Manager  
24 hour emergency Appello call system  
Minimum Age 60  
Communal Laundry

Guest Suite  
Residents Lounge

Lease : 125 years from 1998



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

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Total floor area 51.1 sq.m. (550 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>		84
(69-80)	<b>C</b>	77	
(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:**

**31/8/24**

**Annual Ground Rent:**

**£615.46**

**Ground Rent Period Review:**

**Next Uplift 2042**

**Annual Service Charge:**

**£2,739.80**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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