

51 Sheraton Close

off Bushland Road, Northampton, Northamptonshire, NN3 2NQ



PRICE: £165,000

Lease: 125 years from 1987

Property Description:

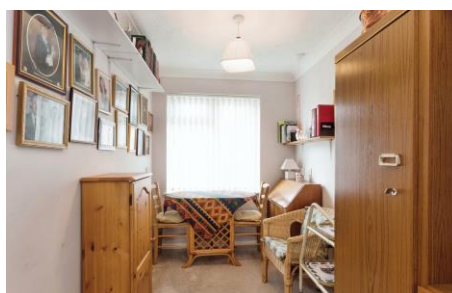
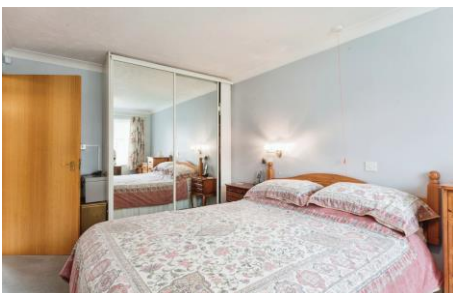
A DETACHED TWO BEDROOM RETIREMENT BUNGALOW LOCATED ON THIS POPULAR DEVELOPMENT

Sheraton Close was constructed by Retirement Appreciation Ltd and comprising 57 self contained bungalows. The Development Manager can 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 emergency Appello 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 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that we may apply to this property.

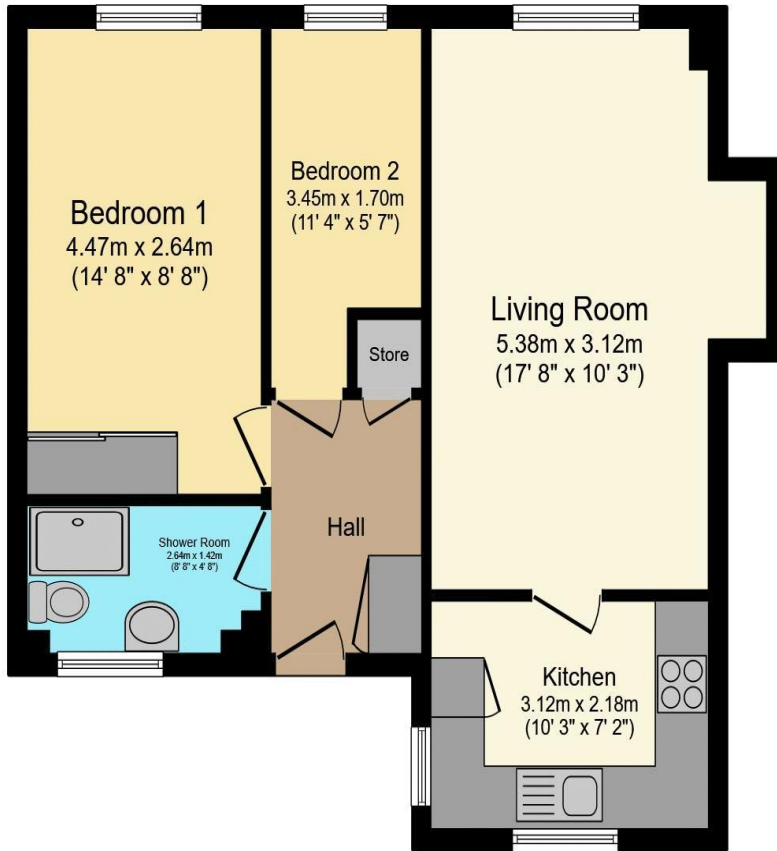
Residents' lounge (with regular activities)
24 Hour Emergency Appello call System
Development Manager, Mon - Fri 9 - 5
Minimum Age 55
Guest Suite

Off road parking available
Vacant Possession

Lease 125 years from 1987



**For more details or to make an appointment to view, please contact
Charlotte Harvey**



Total floor area 52.2 m² (562 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)	A		
(81-91)	B		30
(69-80)	C		
(55-68)	D	62	
(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:

30/09/2024

Annual Ground Rent:

£334.82

Ground Rent Period Review:

2029

Annual Service Charge:

£2555.26

Council Tax Band:

B

Event Fees:

0.00 Transfer

0.00 Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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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.