

# Lewington Court, Hertford Road EN3

Asking Price £160,000

## LEASEHOLD

 2 BEDROOMS

 1 BATHROOMS

 1 RECEPTIONS

## Details

- LEASE: 125 YEARS FROM 1/2/2003 (102 YEARS REMAINING)
- SERVICE CHARGE: £5000.00 PER ANNUM (APPROXIMATELY)
- GROUND RENT: £500.00 PER ANNUM (APPROXIMATELY)
- OVER 60S ONLY
- SPACIOUS TWO DOUBLE BEDROOM RETIREMENT APARTMENT
- GROUND FLOOR POSITION
- SHOWER ROOM
- RESIDENTS LOUNGE AND LAUNDRY ROOM
- RESIDENTS PARKING AREA
- WELL MAINTAINED COMMUNAL AREAS

EPC RATING: 0 ()  
COUNCIL TAX: D

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Total area: approx. 81.1 sq. metres (873.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Lewington Court**



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## Contact Us

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All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon Information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through Breens Estate Agents. All subject to contract and to being unsold.