

## 12 Homeforde House

Grigg Lane, Brockenhurst, Hampshire, SO42 7QX



**PRICE: £100,000**

**Lease: 99 years from 1980**

### Property Description:

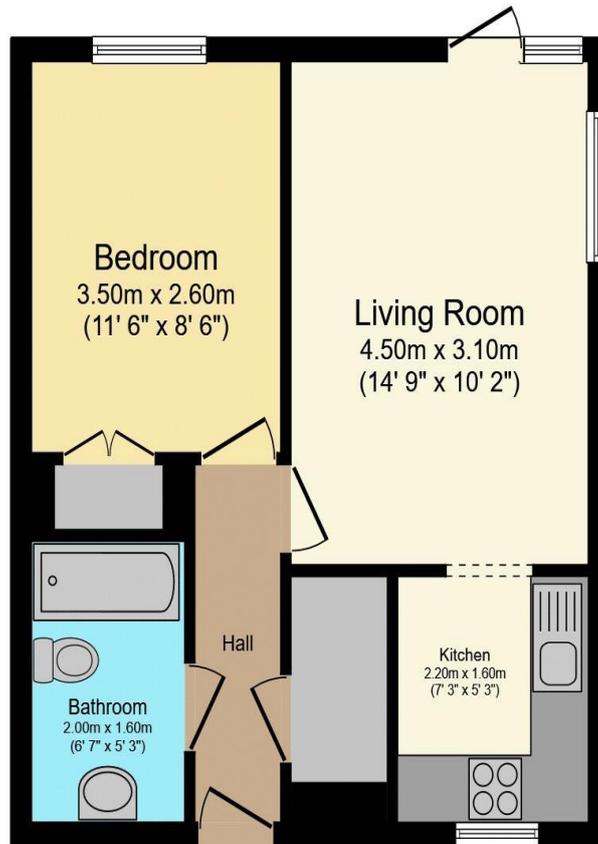
#### **A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR**

Homeforde House was constructed by McCarthy & Stone (Developments) Ltd and comprises 50 properties arranged over 2 floors. Homeforde House is conveniently situated in Brockenhurst with local amenities within reach of the Development. The resident Development Manager can be contacted from various points within each property in the case of an emergency. This property is conveniently situated close to the Town Centre & main line Railway Station. Each property comprises an entrance hall, lounge, kitchen, bedroom 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 may apply to this property.

- Residents' lounge
- Communal Laundry facilities
- Communal Satellite Dish (additional fees apply)
- 24 hour emergency Appello call system
- Guest Suite
- Development Manager
- Lift to all floors
- Lease 99 years from 1980
- Minimum Age 55



**For more details or to make an appointment to view, please contact  
Millie & Carla**



Total floor area 39.4 m<sup>2</sup> (425 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>			
(69-80) <b>C</b>		73	79
(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:**

**31.08.24**

**Annual Ground Rent:**

**£884.68**

**Ground Rent Period Review:**

**2043**

**Annual Service Charge:**

**£3070.24**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**0% 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.