

## 18 Old Rectory Court

Southchurch Rectory Chase, Southend-on-Sea, Essex, SS2 4XE



**PRICE: £135,000**

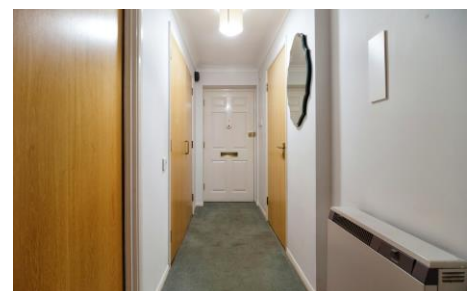
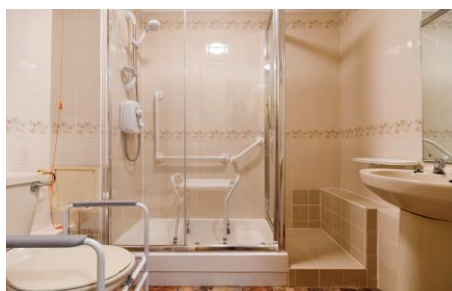
**Lease: 99 years from 1988**

### Property Description:

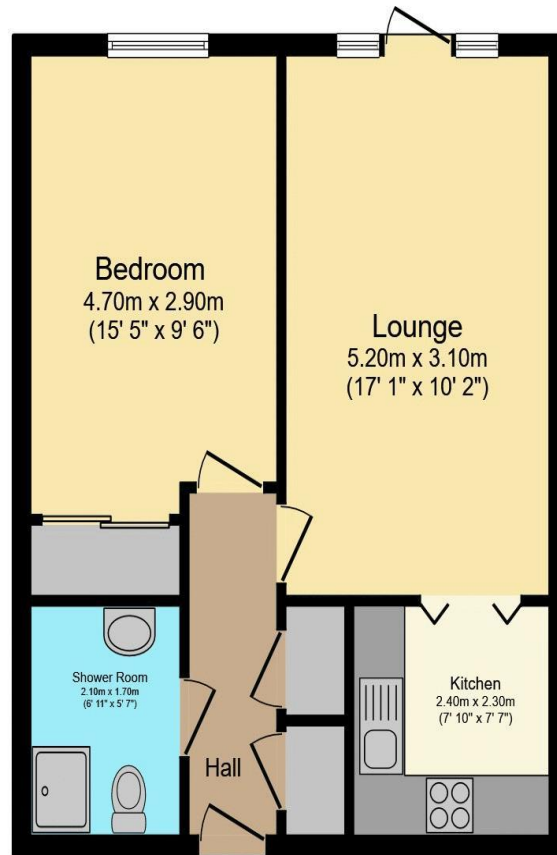
A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH DOOR TO COMMUNAL GARDENS. Old Rectory Court was constructed by Anglia Secure Homes and comprises 41 apartments arranged over 2 floors each served by lift; a further 4 apartments on 2 floors and a three bedroom cottage in the converted Rectory. The car park is to the front of the grounds. Doctors surgery shops and bus stop in close proximity. 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, two or three bedrooms and bathroom. It is a condition of purchase that male residents be over the age of 65 years and female residents over 60 years of age. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge and Hairdressing Salon  
Development Manager  
24 hour emergency Appello call system  
Limited Off street parking areas  
Communal Laundry facilities

2 Guest Suites  
Minimum Age 65  
Lift (in main block)  
Lease: 99 years from 1988



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



Total floor area 47.6 m<sup>2</sup> (513 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>                            |         |           |
| (55-68) <b>D</b>                            | 73      | 80        |
| (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:**

**30/09/24**

**Annual Ground Rent:**

**£365.67**

**Ground Rent Period Review:**

**2033**

**Annual Service Charge:**

**£3633.97**

**Council Tax Band:**

**C**

**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.