

## 26 Padfield Court

4 Forty Avenue, Wembley, Middlesex, HA9 8JS



**PRICE: £140,000**

**Lease: 125 Years from 2002**

### Property Description:

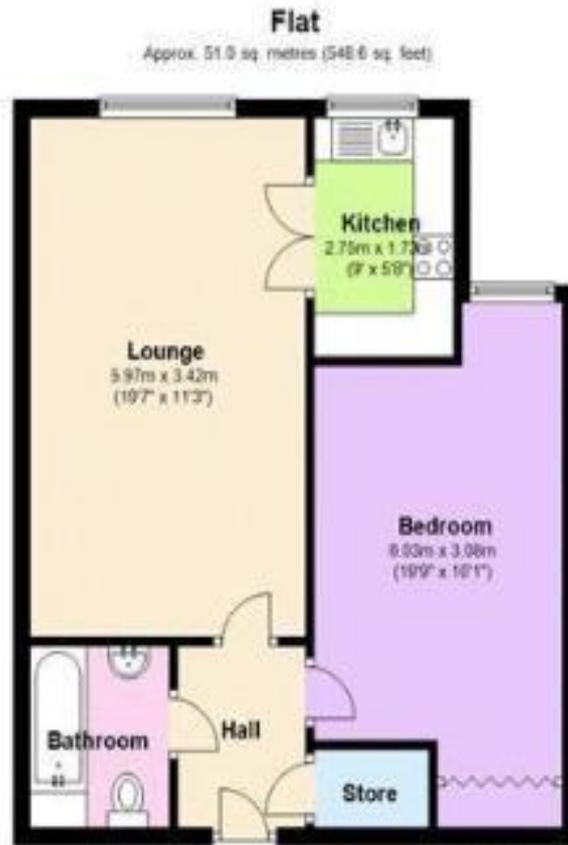
#### **A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT**

Padfield Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 30 properties arranged over 3 floors each served by lift. The resident House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response 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 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

- ❖ Residents' lounge
- ❖ Communal Laundry
- ❖ 24 hour emergency Appello Call system
- ❖ Communal Gardens
- ❖ Minimum Age 60
- ❖ Guest Suite
- ❖ Development Manager
- ❖ Lift to all floors
- ❖ Lease: 125 Years from 2002



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



Total area: approx. 51.0 sq. metres (548.6 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.  
Plan produced using PlanUp.

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:**

**31/08/2024**

**Annual Ground Rent:**

**£350.00**

**Ground Rent Period Review:**

**2025**

**Annual Service Charge:**

**£3718.06**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% 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.