

# Alexandra Court

Marine Parade, Dovercourt, Essex CO12 3LL

## Apartment 13

# £99,950\*

## Leasehold

# £125\*\*

## Rental per week

## Helping you stay independent for longer

This superbly appointed second floor, studio apartment offers an opportunity for people over 60 to rent or purchase this exceptional property. This apartment has 24-hour support and care available if required.

Alexandra Court offers 14 properties on 3 floors.

The entire development is wheelchair accessible and there is lift access to all levels.

\* Other weekly charges and fees apply

\*\*Other weekly charges apply



### Location

The apartments are set in lovely landscaped gardens and grounds and there's a range of communal facilities for residents to enjoy. Dovercourt town centre is an easy distance away and tempting walks beckon on the nearby beaches.

### The Development offers

- The privacy and pleasure of your own home within a friendly community
- 24-hour emergency support with care available
- A social programme of activities and events for your enjoyment

### Shared communal facilities include:

- Residents lounge
- Bistro dining area with meals served daily
- Laundry
- Library
- Parking
- Shared gardens for outdoor enjoyment

### Find out more

For further information or to make an appointment

Contact **0800 328 1656**

or email **[sales@mha.org.uk](mailto:sales@mha.org.uk)**

## Apartments

This light and spacious accommodation comprises of:

- Lounge/dining area
- Master bedroom
- High quality fitted kitchens with built in extractor fan oven, ceramic hob and fridge
- Shower room with level access shower
- Specialist flooring in kitchen and bathroom to reduce slip hazards
- Gas central heating with low surface temperature radiators
- Security optical door viewer
- 24-hour emergency call system

## Quality support for later living

Wellbeing service includes 24-hour support, help in any emergency as well as the organisation of an activities and events programme.

## Specialist features

- On-site support
- Optional, flexible, quality care, if needed
- Social programme
- 24 hour emergency assistance
- Optional daily contact, for assurance

## Purchase Conditions

- The lease offered is a **Guaranteed Buy Back Lease**. MHA are obliged to buy the property back from the owner at **95%** of the price paid.
- A contingency fee of **1%** per year or part year of ownership is payable upon buy back of the apartment and is capped at **10 years**.



## Charges (reviewed annually on 31st March)

The Service Charge includes the electricity, heating and water in the apartment.

Service charge: leasehold **£68.66** per week

Service charge: rental **£61.69** per week

Wellbeing charge **£56.60** per week

Ground Rent - **£350** per annum

Additional services can be purchased to suit individuals offering personal and domestic support.

Council Tax (Year 19/20):

Band A - **£1,162.15** per annum

Please see the Key Facts Documents for further details of the lease and the fees due upon sale of the property

Additional documents to be read in conjunction with these particulars:

- **Energy Performance Certificate**

### Disclaimer

The illustrations used within this brochure are representative only and are provided to give potential buyers an overall impression. No part of this brochure should be relied upon, when entering into a contract to purchase. Furniture is excluded from all apartments. Photography is representative only.

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