

# Alexandra Court

## Apartment 10

Marine Parade, Dovercourt, Essex, CO12 3LL

### Retirement Living

# £159,950\*

\* Other weekly charges and fees apply

### Leasehold

### Shared Ownership available

## Independent Living with total peace of mind



### Scheme and Apartment Information

This superbly appointed second floor, large studio apartment with seaview, offers an opportunity for people over 60 to 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.

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 specialist care and support
- 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



### Find out more

For further information or to make an appointment, contact us by:

Telephone: **0800 328 1656**

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

## Apartments

This light and spacious accommodation comprises:

- Combined lounge, dining, kitchen and bedroom
- 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

## 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.

## Quality support for later living

The wellbeing service includes 24-hour staffing support on site, help in any emergency as well as the organisation of an activity and events programme.

## Charges (2020/2021)

Service Charge: £73.24 per week

Wellbeing: £58.49 per week

Ground rent: £350.00 per annum

## Council Tax (2020/2021)

Band A: £1,205.39 per annum

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

## Additional documents to be read in conjunction with these particulars:

- Energy Performance Certificate
- Key Facts Document

## 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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