

24 Liege House

Manorside Close, Upton, Wirral, CH49 4PP



PRICE: £49,950

Lease: 99 years from 1986

Property Description:

A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT.

Liege House was constructed by McCarthy & Stone (Developments) Ltd and comprises 56 properties arranged over 3 floors each served by lift. The visiting 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 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. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Call us today on 0333 321 4060 or visit us at
retirementhomesearch.co.uk

Development Features:

Residents' lounge

Minimum Age 60

Lift to all floors

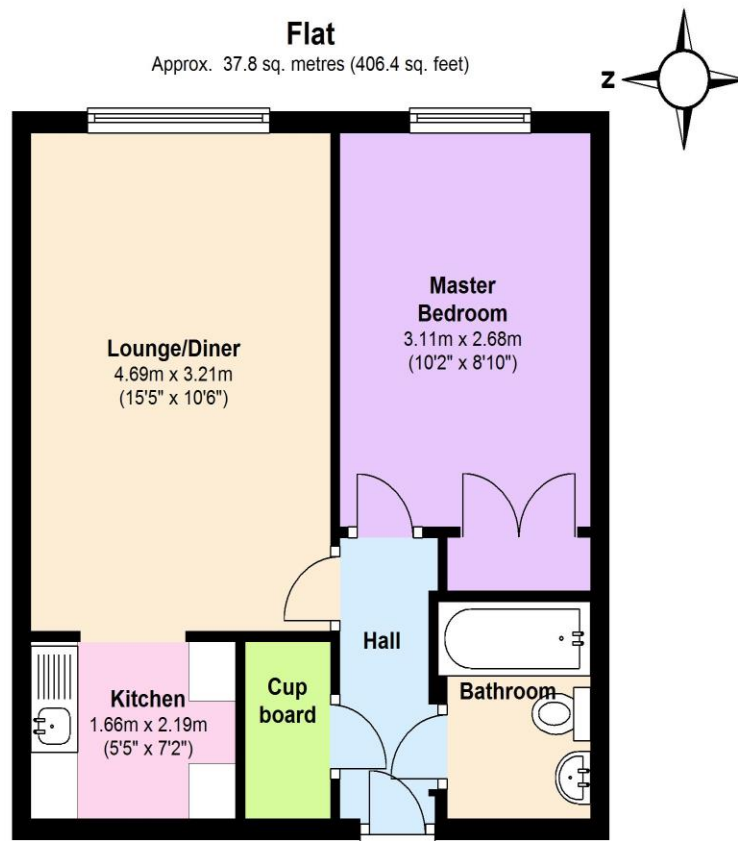
Communal parking

Visiting Development Manager

24 hour emergency Appello call system

Communal laundry facilities

Floorplan:



Total area: approx. 37.8 sq. metres (406.4 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.

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Retirement Homeseach Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



Rooms Description:

Interior Photos:

ACCOMMODATION

Front door with spy hole leading to

ENTRANCE HALL

Emergency intercom and security door entry system. Intruder alarm. Illuminated light switch. Ceiling light fitting. Power point. Door to airing cupboard housing Gledhill Pulsacoil water heater, shelving, storage space and electric meters.

LIVING ROOM

Electric night storage heater. Power points to include TV aerial point. Telephone point. Ceiling light fitting. Emergency pull cord.

KITCHEN

Tiled and fitted with a range of wall and floor units with work tops. Stainless steel sink unit with single drainer and mixer tap. Working surfaces. Built-in electric fan oven. Fan heater. Power points.

BEDROOM

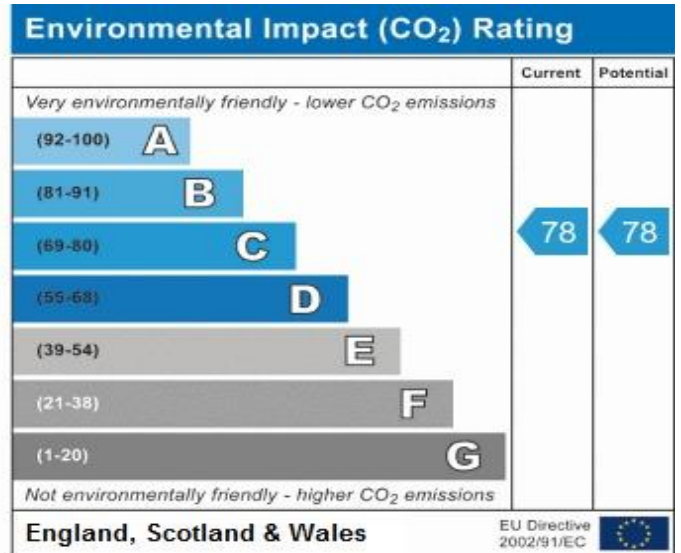
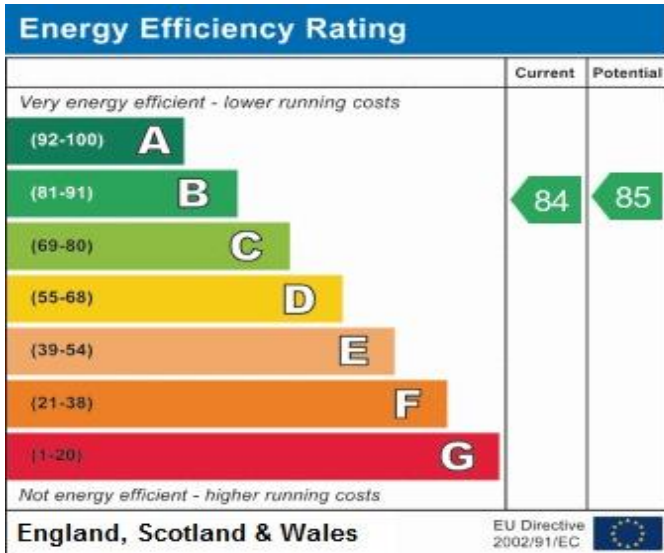
Built in wardrobes with folding mirrored doors, hanging rail and shelves over. Ceiling Light fitting. Electric night storage heater. Emergency pull cord. Illuminated light switch. T.V aerial point and power points.

BATHROOM

Tiled and fitted with suite comprising panelled bath, electric shower, and emergency push button; vanity unit; low level WC. Wall mounted heater, extractor fan, strip light.



Energy Performance Certificate:



Financials:

Annual Service Charge: **£1568.50**

Annual Ground Rent: **£443.88**

For Financial Year Ending: **31.08.2017**

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

Miss Georgia Brown



 **01425 632208**  **georgia.brown@retirementhomesearch.co.uk**

Property Part Exchange

Interested in this property? Need to sell your own?

Contact Georgia Brown on 01425 632208

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.

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