

15 Broadway Court

Broadway West, Gosforth, Tyne and Wear, NE3 2NZ



PRICE: Offers in the Region Of £87,500 **Lease: 125 Years from 2001**

Property Description:

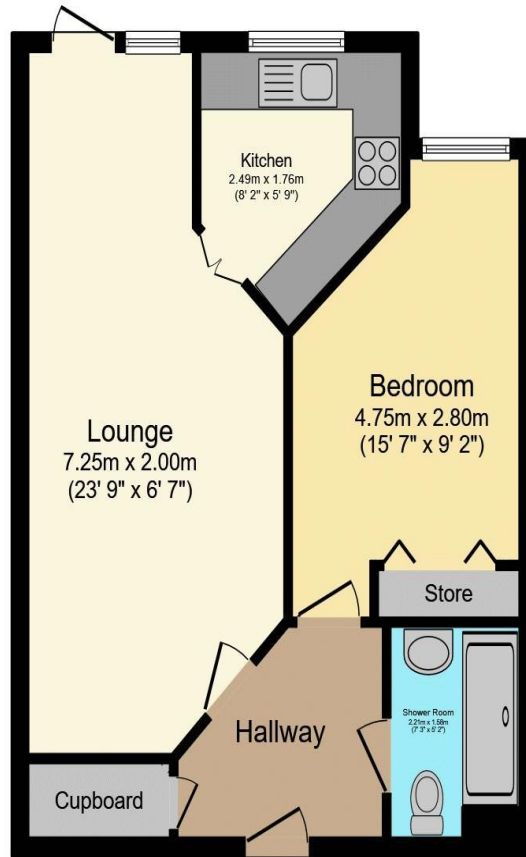
A ONE BEDROOM APARTMENT LOCATED ON THE FIRST FLOOR Broadway Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 55 retirement apartments arranged over 3 floors served by a lift. There is a Development Manager who may be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty the development is covered by the Appello call system to ensure that help is at hand 24 hours a day, 365 days a year. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. Broadway Court is located within close proximity to a doctors surgery, a dental practice and the local golf club. 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.

Residents' lounge
24 hour emergency Appello call system
Video door entry system (linked to owner TV)
Minimum Age 60
Intruder Alarm System

Guest Suite and Lift to all floors
Development Manager
Communal Laundry
Lease: 125 Years from 2001



**For more details or to make an appointment to view, please contact
Mr Jordan Joice**



Total floor area 48.3 m² (520 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		83
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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For Financial Year Ending:

31/08/24

Annual Ground Rent:

£350.00

Ground Rent Period Review:

2024

Annual Service Charge:

£2,760.58

Council Tax Band:

B

Event Fees:

1% Transfer

1% Contingency

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Registered in England No. 3829469



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.