

37 Ribblesdale Court

Euston Road, Morecambe, Lancashire, LA4 5LG



PRICE: £70,000

Lease: 125 years from 1994

Property Description:

A TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT

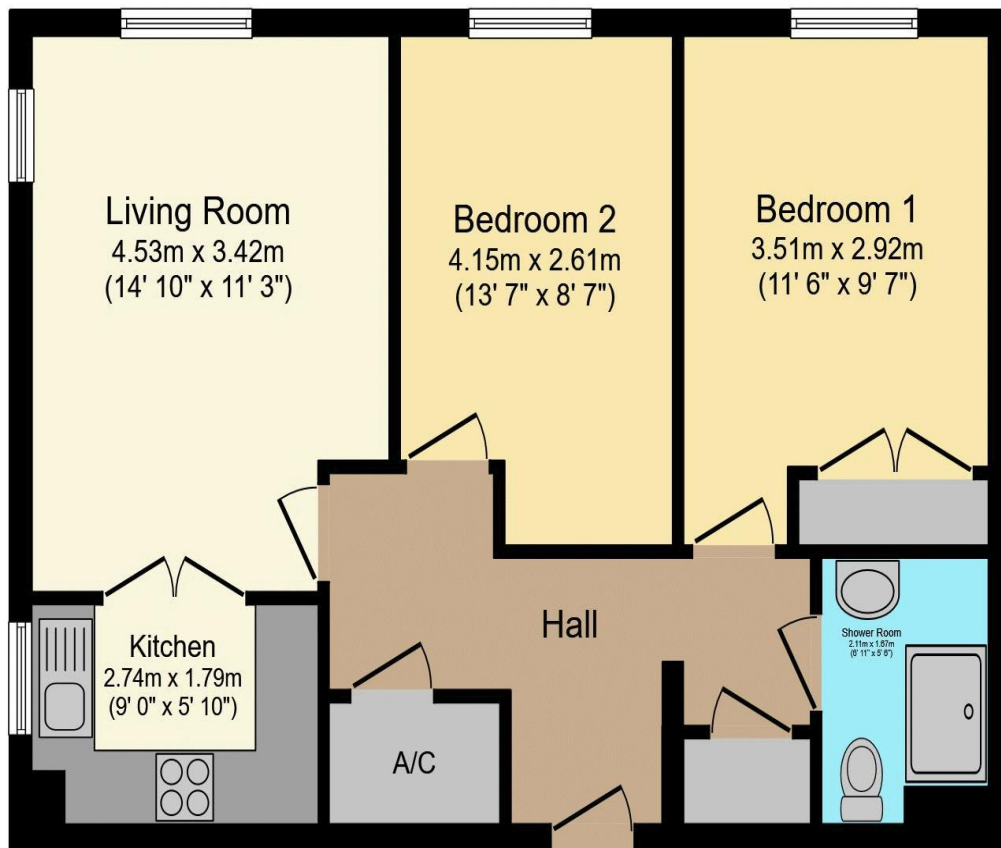
Ribblesdale Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 45 properties arranged over 4 floors each served by lift. The property is within proximity of bus routes and shops. The Development Manager can be contacted from various points within each property in the case of an 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 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge
Communal Laundry
24 hour emergency Appello call system
Development Manager
Minimum Age 56

Guest Suite
Lift to all floors
Lease:
Service Charge: £2,916.73 Ground Rent:
£TBC



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



Total floor area 58.7 m² (632 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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EPC to follow.

For Financial Year Ending:

31/08/24

Annual Ground Rent:

£TBC

Ground Rent Period Review:

TBC

Annual Service Charge:

£2,916.73

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.