

3 Primlea Court

Aydon Road, Corbridge, Northumberland, NE45 5ES



PRICE: Offers Over £200,000

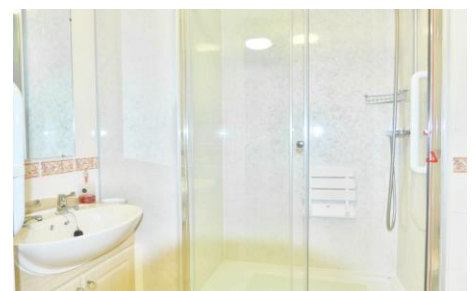
Lease: 125 years from 2005

Property Description:

A TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT BENEFITTING FROM AN ENSUITE BATHROOM AND A SMALL PATIO AREA Primlea Court comprises 39 retirement apartments arranged over 3 floors and is served by a lift. 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 60 years or in the event of a couple, one must be over 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.

Development Manager
Communal Lounge
Communal Garden
Laundry room
Car park

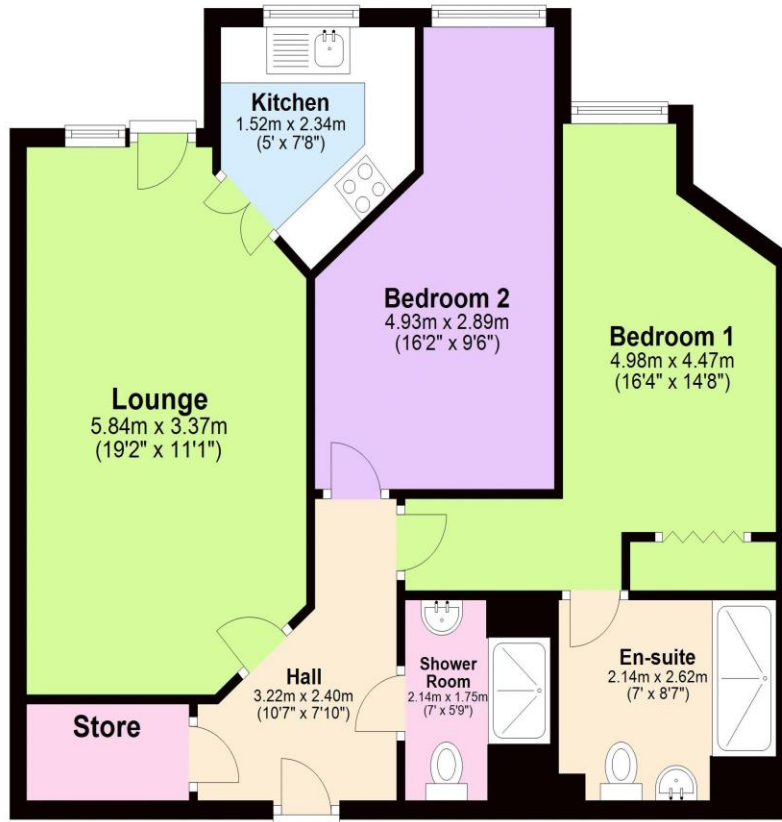
Minimum Age 60
Lift and Guest Suite
24 hour emergency Appello call system
Lease: 125 years from 2005



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

Flat

Approx. 67.4 sq. metres (725.4 sq. feet)



Total area: approx. 67.4 sq. metres (725.4 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.

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

28/02/2025

Annual Ground Rent:

£460.00

Ground Rent Period Review:

Next uplift 2028

Annual Service Charge:

£4,621.53

Council Tax Band:

D

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.