

53 Reynolds Court

226 Vale Road, Woolton, Merseyside, L25 7RZ



PRICE: £130,000

Lease: 125 years from 2008

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE THIRD FLOOR WITH BALCONY

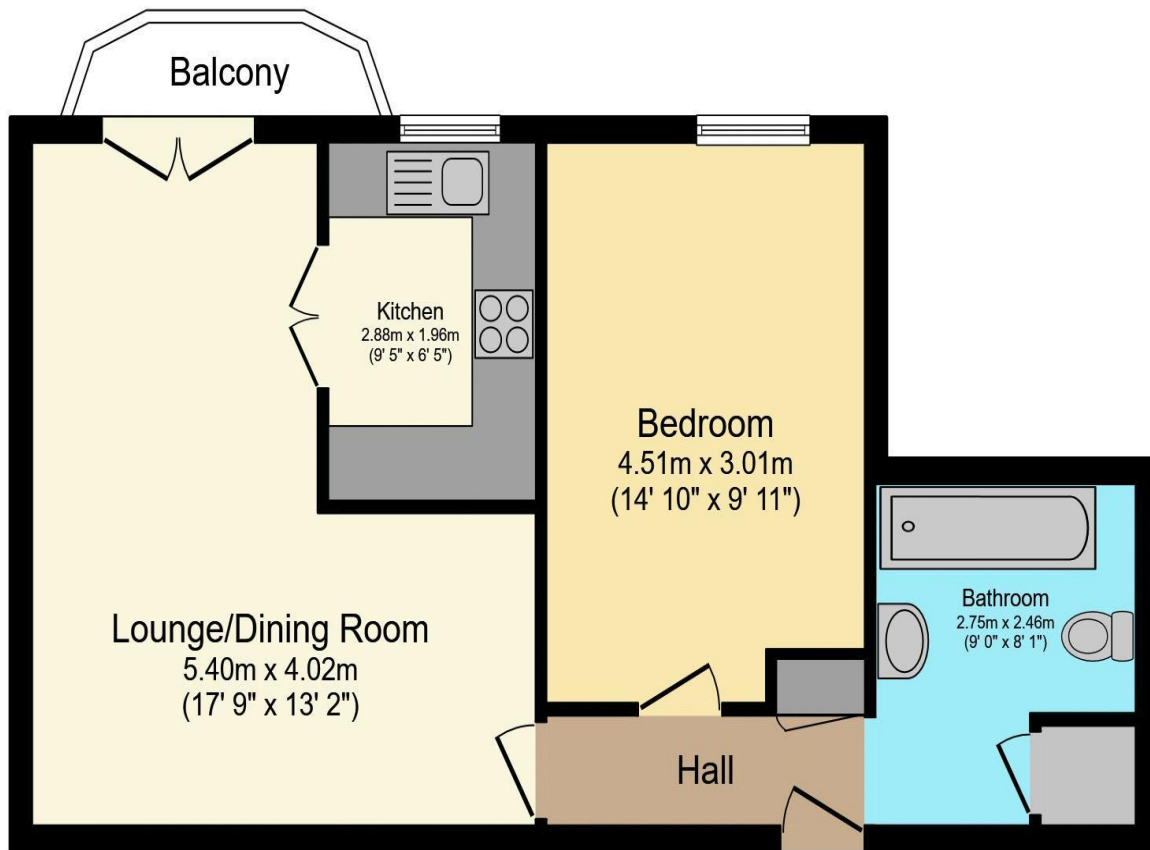
Reynolds Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 63 properties arranged over 5 floors, each served by a lift. The development consists of thoughtfully laid out one and two bedroom retirement apartments, each benefiting from its own private front door, entrance hall, lounge/dining area, fitted kitchen and fitted 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.

Residents' lounge
Laundry room
Guest Suite
Lift to all floors
Camera door entry

24 hour Appello call system
Minimum Age 60
Development Manager
Lease: 125 years from 2008



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



Total floor area 50.3 m² (541 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	83	87
(69-80) C		
(55-68) D		
(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:

29/02/2025

Annual Ground Rent:

£425.00

Ground Rent Period Review:

Next Uplift 2031

Annual Service Charge:

£2,625.56

Council Tax Band:

B

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.