

35 Brindley Court

London Road, Warrington, Cheshire, WA4 6LQ



PRICE: £110,000

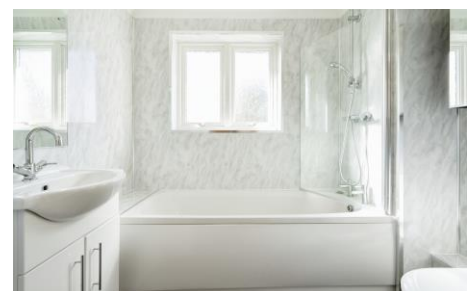
Lease: 125 years from 1999

Property Description:

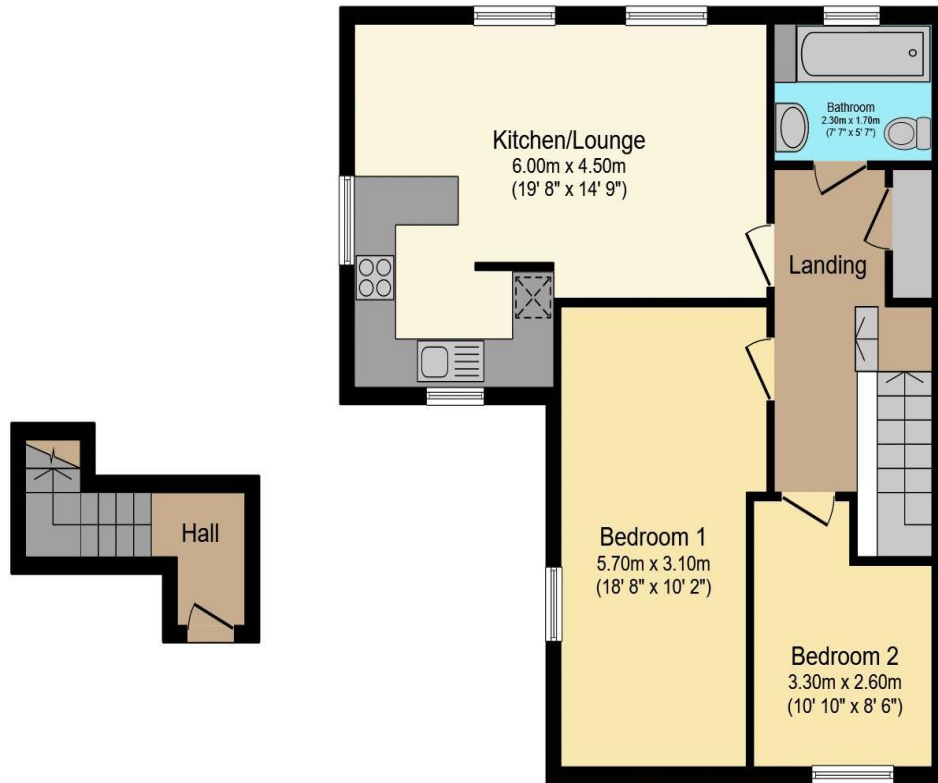
A TWO BEDROOM PENTHOUSE RETIREMENT APARTMENT LOCATED ON THE TOP FLOOR BENEFITING FROM RE-FITTED KITCHEN. Brindley Court was constructed by McCarthy & Stone (Developments) Ltd and comprises of 35 properties arranged over 3 floors each served by a lift. The Development Manager can be contacted from various points within each property in case of emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Taking Care call system. Each property comprises an entrance hall, lounge kitchen, one or two bedrooms and bathroom. It is a condition of purchase the 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
Communal Laundry
24 hour emergency Appello system
Lift to all floors
Minimum Age 60

Guest Suite
Development Manager
For viewing instructions see details



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



Ground Floor

First Floor

Total floor area 67.1 sq.m. (722 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). Powered by www.focalagent.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	73
(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:

TBC

Annual Ground Rent:

£0

Ground Rent Period Review:

N/A

Annual Service Charge:

£4,469.64

Council Tax Band:

C

Event Fees:

Transfer Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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Retirement Homesearch Limited, Registered Office:
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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.