

## 25 Homenene House

Bushfield, Orton Goldhay, Peterborough, Cambridgeshire, PE2 5PP



**PRICE: £50,000**

**Lease: 99 years from 1984**

### Property Description:

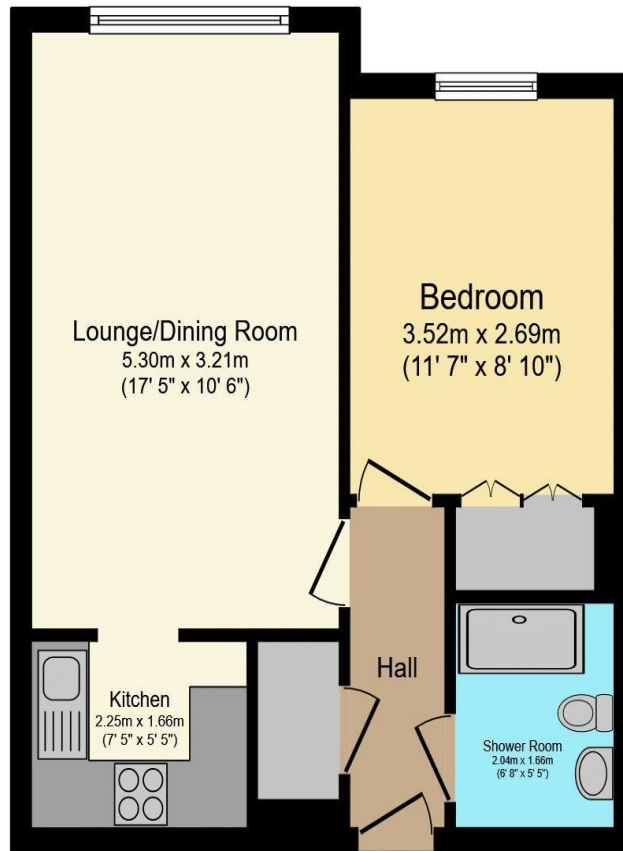
A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT BENEFITING FROM RE-FITTED BATHROOM AND OVERLOOKING COMMUNAL GARDENS Homenene House is situated within a short walk to local shopping centre with cafe's, dentists and doctors surgeries, bus stop outside development. The Community/Leisure centre is over the road from the development and the library and adult learning centre is nearby. Constructed by McCarthy & Stone (Developments) Ltd and comprises 48 properties arranged over 3 floors each served by 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 bedroom 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 the age of 60 years and the

Residents' lounge  
Communal Laundry facilities  
24 hour emergency Appello call system  
Leasehold 99 years - variable start date from 1984  
Minimum Age 60

Guest Suite  
Visiting Development Manager  
Lift to all floors  
Lease 99 years from 1984



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



Total floor area 41.2 sq.m. (443 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 |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 72                      | 80        |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England, Scotland & Wales                   |  | EU Directive 2002/91/EC |           |

**For Financial Year Ending:**

**31/8/24**

**Annual Ground Rent:**

**£439.87**

**Ground Rent Period Review:**

**2028**

**Annual Service Charge:**

**£2,736.66**

**Council Tax Band:**

**A**

**Event Fees:**

**0% Transfer**

**0% 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.