

45 Townbridge Court

Castle Street, Northwich, Cheshire, CW8 1BG



**PRICE: Offers in the Region of
£147,500**

Lease: 125 years from 2001

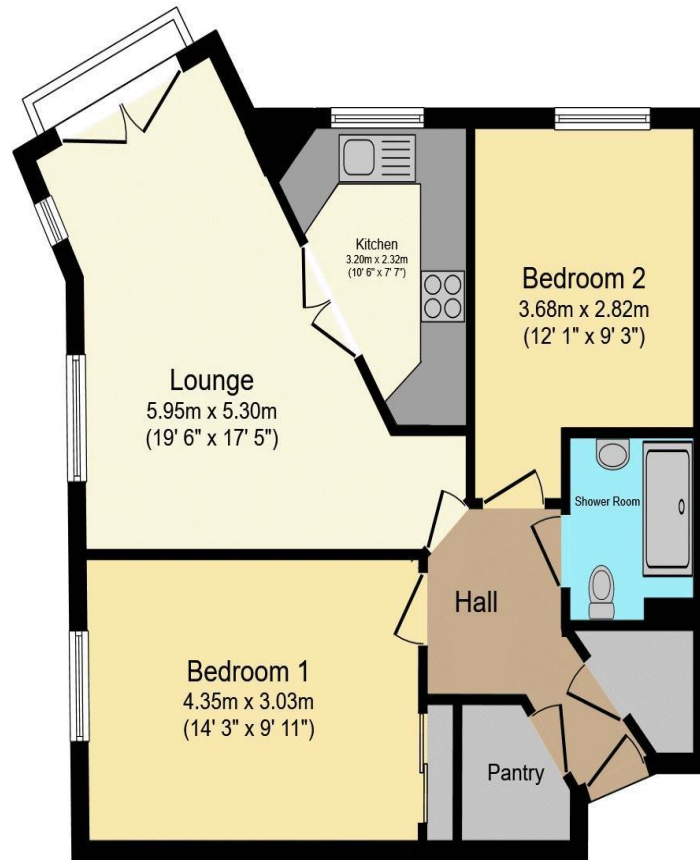
A TWO BEDROOM UPPER FLOOR RETIREMENT APARTMENT BENEFITING FROM NEW KITCHEN AND BEING RE-DECORATED THROUGHOUT Townbridge Court was constructed by McCarthy & Stone (Developments) Ltd, it is conveniently located close to the town centre with its various amenities and comprises 57 properties arranged over 4 floors, each served by lift. There is a laundry, a residents lounge and a Development Manager who 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 response system. A guest room is also available for visitors at a competitive rate. 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

Residents' lounge
Communal Laundry facilities
24 hour emergency Appello call system
Minimum Age 60
Camera door entry

Guest Suite
Development Manager
Lift to all floors
Lease: 125 years from 2001



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



Total floor area 59.6 m² (642 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) A			
(81-91) B			
(69-80) C		80	84
(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:

31/8/24

Annual Ground Rent:

£410.00

Ground Rent Period Review:

2025

Annual Service Charge:

£3,991.24

Council Tax Band:

C

Event Fees:

1% Transfer

1% Contingency

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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.