

## 12 Ashley Court

Chapelfields, Frodsham, Cheshire, WA6 7BG



**PRICE: £175,000**

**Lease: 125 years from 1999**

### Property Description:

A TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO DOOR ONTO COMMUNAL GARDENS

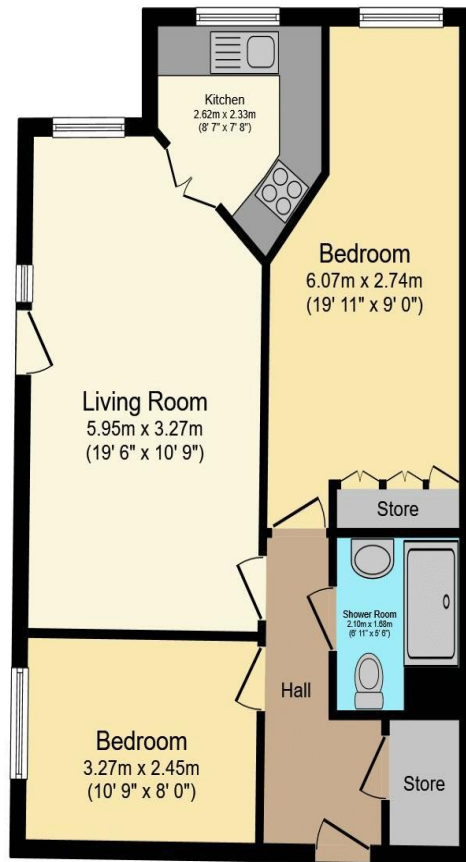
Ashley Court is close to bus routes and the train station. Local shops, cafes and other amenities. Ashley Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 45 properties arranged over 3 floors served by a lift. There is a Development Manager who may be contacted from various 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. 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  
Communal Laundry  
Guest Suite  
Lift to all floors  
Car park

24 Hour emergency Appello callsystem  
Development Manager  
Minimum Age 60  
Lease: 125 years from 1999



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



Total floor area 57.8 m<sup>2</sup> (622 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>		81
(55-68)	<b>D</b>	69	
(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:

31/08/2024

Annual Ground Rent:

£Tbc

Ground Rent Period Review:

Tbc

Annual Service Charge:

£4823.24

Council Tax Band:

C

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.