

39 Ashley Court

Chapelfields, Frodsham, Cheshire, WA6 7BG



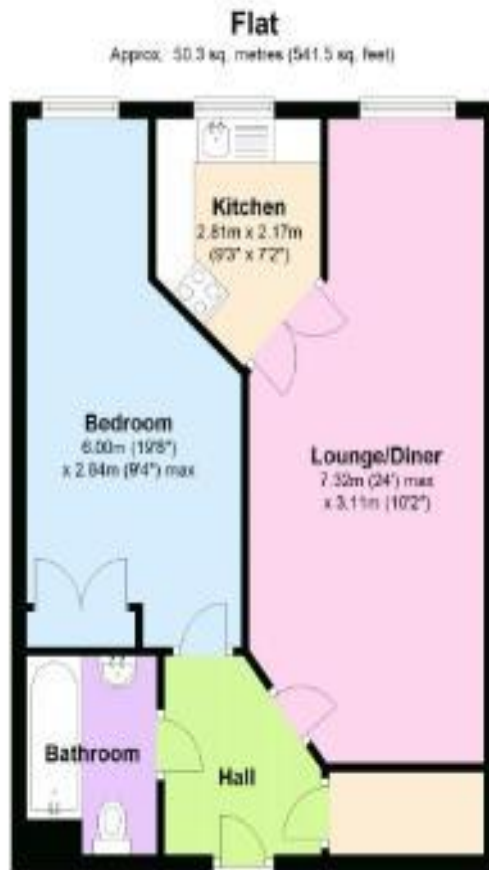
PRICE: Offers in the Region Of £110,000 **Lease: 125 years from 1999**
Property Description:

A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT 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. 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 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 and Car park
- 24 Hour emergency Appello call system
- Development Manager
- Minimum Age 60
- New laminate flooring through flat 39
- Lease: 125 years from 1999



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



Total area: approx. 50.3 sq. metres (541.5 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.

For Financial Year Ending:

31/08/24

Annual Ground Rent:

£679.59

Ground Rent Period Review:

2043

Annual Service Charge:

£3,215.50

Council Tax Band:

B

Event Fees:

1% Transfer

1% Contingency

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	74	
(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	

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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.