

Britain's Number One Retirement Property Specialist

59 Homesmith House

St. Marys Road, Evesham, Worcestershire, WR11 4EH







PRICE: In Excess of £56,950 Lease: 125 years from 1988

Property Description:

A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT Homesmith House is situated in a quiet and peaceful area with local shops and train station less than 50 metres away. Evesham is surrounded by rivers, canals, pools and lakes and the River Avon is a favourite for fisherman. Constructed by McCarthy & Stone (Developments) Ltd and comprises 75 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 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 Development Manager 24 hour emergency Appello call system Lift to all floors Minimum Age 60

Two guest Suites Communal Laundry facilities Lease: 125 years from 1988 Annual Service Charge £1632.24 Annual Ground rent £442.94







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

Visit us at retirementhomesearch.co.uk



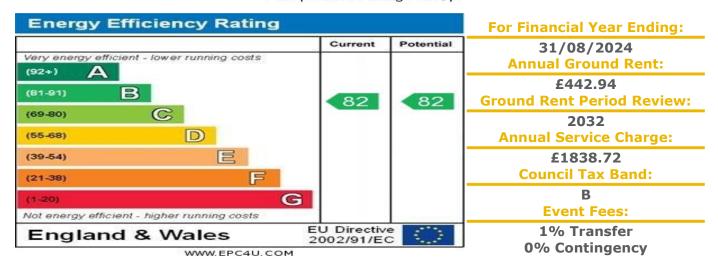
Ground Floor

Approx. 37.8 sq. metres (407.2 sq. feet)



Total area: approx. 37.8 sq. metres (407.2 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.



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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.