

6 Beacon Court

77 Telegraph Road, Heswall, Wirral, CH60 0AR



PRICE: Offers in the Region Of £130,000 **Lease: 125 years from 2004**

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR

Beacon Court was constructed by McCarthy & Stone (Developments) Ltd and comprises one and two bedroom retirement flats, each benefiting from its own private front door, entrance hall, lounge/dining area, fitted kitchen and fitted bathroom. The development has the advantage of a Development Manager who, along with the Appello call system, ensures that help is always at hand. 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. The development is within close proximity to local amenities of Heswall including shops, restaurants, services, main bus station, library, banks, etc. The entrance to Beacon Court is by a security key entry system. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents lounge

Guest Suite

lifts to all floors

Development Manager

24 hour emergency Appello system

Minimum Age 60

Lease: 125 years from 2004

Service Charge: £3,158.68 per annum

Ground Rent: £385.00



**For more details or to make an appointment to view, please contact
Mr Jordan Joice**

01425 632229 **jordan.joice@retirementhomeseach.co.uk**



Total floor area 42.4 m² (457 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+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

For Financial Year Ending:

28/02/26

Annual Ground Rent:

£385.00

Ground Rent Period Review:

2027

Annual Service Charge:

£3,158.68

Council Tax Band:

C

Event Fees:

1% Transfer

1% Contingency

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Retirement Homeseach 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.