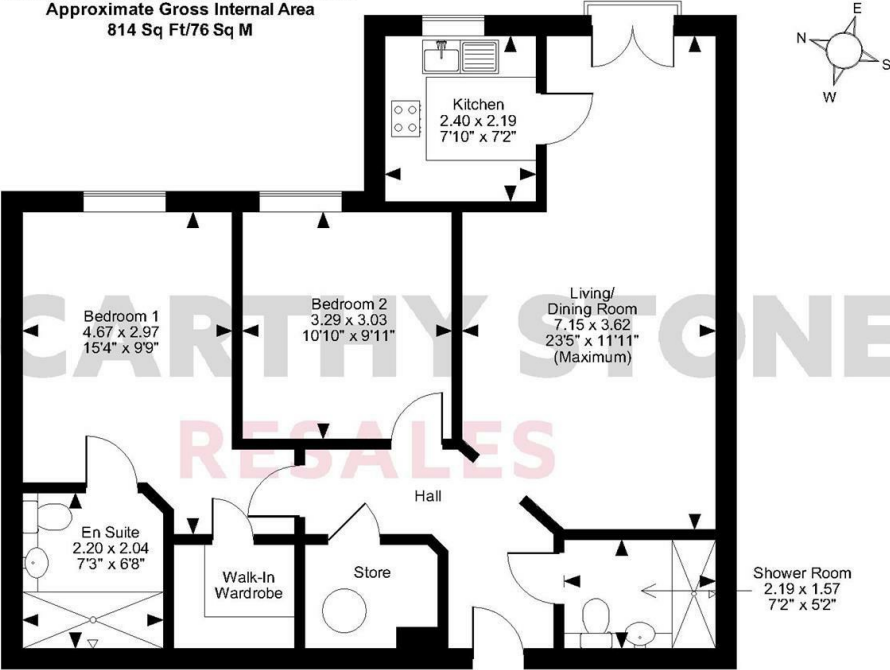


Symonds Grange, Hooton Road, Neston  
Approximate Gross Internal Area  
814 Sq Ft/76 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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17 Symonds Grange  
Hooton Road, Neston, CH64 1AD

PRICE  
REDUCED



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



PRICE REDUCTION

Asking price £387,000 Leasehold

Welcome to this charming 2-bedroom, 2-bathroom apartment located on Hooton Road in the delightful village of Willaston, Neston. Built in 2022, this property is perfect for those aged 60 and above, offering independent living facilities in a like-new condition. This apartment provides a cosy and convenient living space for those looking for a comfortable and modern home. One of the standout features of this home is that it overlooks the garden at the rear of this small, exclusive development, providing a tranquil and picturesque view.

Call us on 0345 556 4104 to find out more.

# Hooton Road, Willaston, Neston

2 Bed | £387,000

PRICE  
REDUCED

### Symonds Grange

Set in the heart of the leafy village of Willaston on the Wirral Peninsula, this Retirement Living development offers the opportunity for rural living while only 8 miles from Liverpool and 10 miles from Chester with good transport links. With just 30 apartments, consisting of 20 one bed and 10 two bed apartments, Symonds Grange mirrors the community spirit of the village.

### Local Area

The village of Willaston is the perfect size, large enough to be self-sufficient, small enough to retain its friendly community atmosphere. Being a conservation area gives the village a truly rural feel. The development is situated in the heart of the village. As well as ancient buildings, a quintessential village green and the restored Hadlow Road railway station on the renowned Wirral Way you'll find all the necessary amenities with a well stocked Spar shop, bakers, chemist, hair & beauty salon, doctors, dentist and two delightful pubs. Events are held in the Memorial Hall including WI, concerts and weekly market.

### Entrance Hall

Carpeted, electric heater, Appello living hub providing camera entry system, illuminated light switches.

### Utility Cupboard

MVHR system control panel, HW tank, electric meter and washer/dryer

### Living Room

Spacious bright carpeted room, double glazed French door, Juliet balcony overlooking landscaped gardens. Carpeted, curtains and window blind, electric heater, overhead lighting, fitted book shelves, numerous electric sockets, TV and telephone point

### Kitchen

Fitted kitchen with integrated ceramic hob and oven, fridge/freezer. Stainless steel cooker hood and splash back, anthracite composite sink and lever mixer taps. Window blind. Ample sockets and cupboards, under cupboard and overhead lighting. Garden views.

### Bedroom 1

Generous sized, carpeted, electric heater, overhead lighting, black-out window blind, numerous electric sockets, TV and telephone point, overlooking the gardens. Walk-in wardrobe with shelving and hanging space.

### ENSUITE SHOWER ROOM

Large walk-in shower with anti slip tray, mixer taps, adjustable shower head, hand rail. Vanity unit with wash basin and WC. Mirror, mirror light and shaving point. Wall mounted heated towel rail.

### Bedroom 2

Generous sized, carpeted, electric heater, overhead lighting, black-out window blind, numerous electric sockets, TV and telephone point, overlooking the gardens. Could alternatively be used as snug, dining or study.

### Shower Room

Large walk-in shower, mixer taps, adjustable shower head, hand rail. Vanity unit with wash basin and WC. Mirror, mirror light and shaving point. Wall mounted heated towel rail.

### SOCIAL LIFESTYLE

The Communal lounge is at the heart of the community at Symonds Grange where many social gatherings take place, weekly coffee mornings, beetle drives, book club, quiz and film nights, knit and natter groups or just plain old natter.

The craft room on the first floor is used for flower arranging classes, painting, drawing, card making and, more recently, sewing facilities.

### MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

### Additional Information & Services

- Super fast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

### SERVICE CHARGE

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £6,584.50 per annum (up to financial year end 31/08/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200 per annum).

