



## 46 Roby Court, Twickenham Drive , Liverpool, L36 4NA

**£1,000 Per month**

A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR, newly refurbished to the highest standard with a new fitted kitchen to include; a brand new freestanding Fridge-freezer, oven, hob and extractor. The bathroom has a newly fitted wash hand basin, toilet and double sized shower to enable seats to be used while washing. The rest of the flat has been newly decorated and carpeted and has had a new pressurised hot water system so there is always plenty of hot water to give an invigorating shower.

Residents of Roby Court enjoy the benefits of independent living within a secure and friendly environment. The building is manned by professional staff who are there to assist with their requirements and for periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Residents can book a guest suite for the occasional visitor looking to stay the night. There is a communal laundry room, large comfortable residents' lounge and well maintained communal gardens with seating areas. It is a condition of the rental agreement 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.

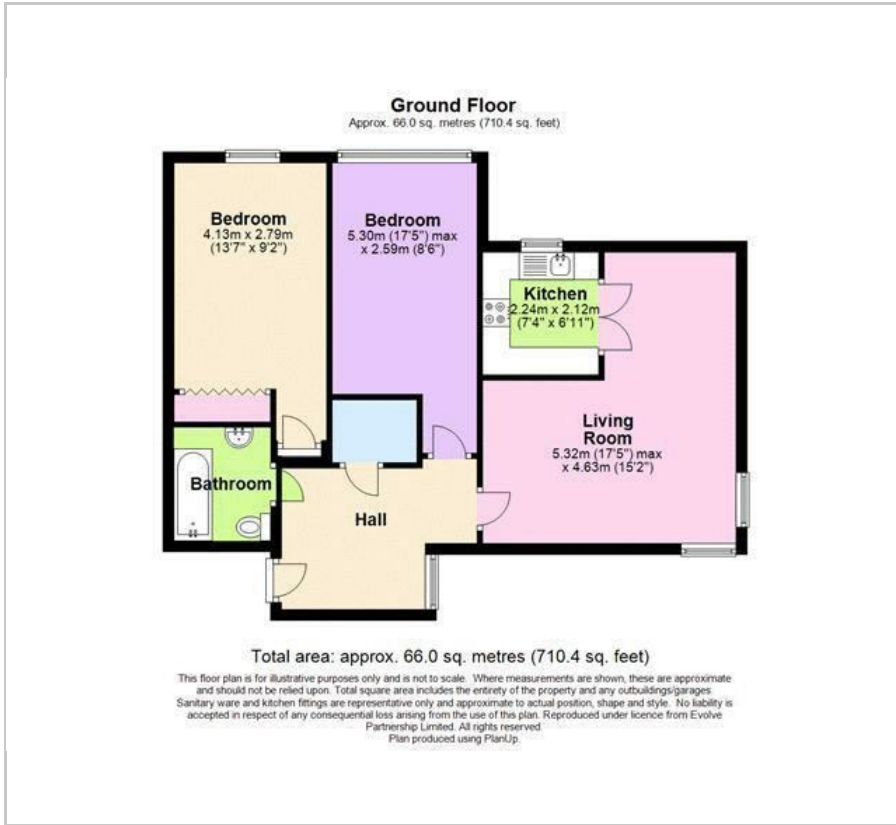
- Residents lounge
- Lift to all floors
- Guest Suite
- Development Manager

### Viewing

Please contact our UK Retirement Rentals Office on 0203 967 7960 if you wish to arrange a viewing appointment for this property or require further information.



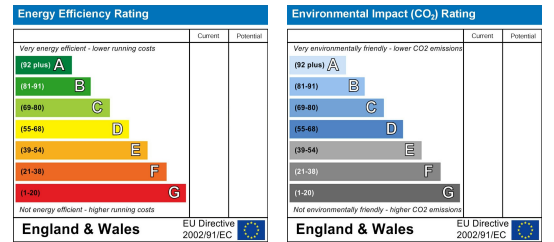
## Floor Plan



## Area Map



## Energy Efficiency Graph



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