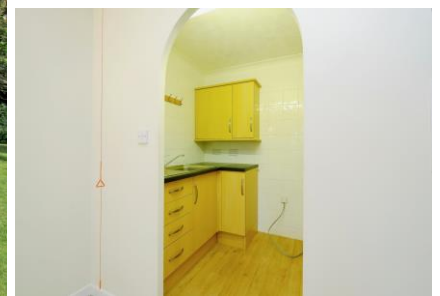


22 Homeforge House

Goldwire Lane, Monmouth, Gwent, NP25 5HA



PRICE: £102,500

Lease: 125 years from 1988

Property Description:

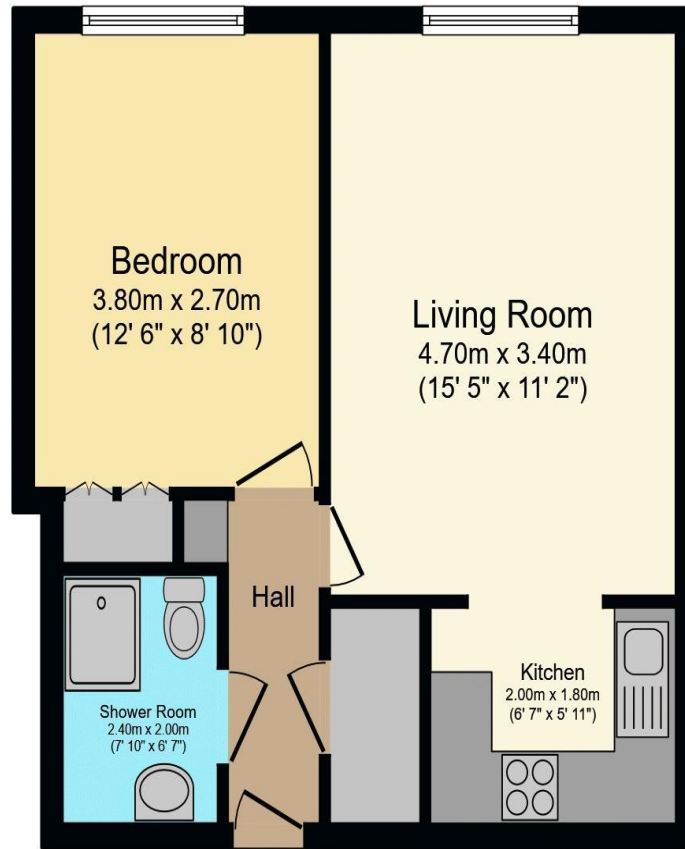
A FIRST FLOOR ONE BEDROOM RETIREMENT APARTMENT BENEFITING FROM BEING RECENTLY RE-DECORATED THROUGHOUT

Homeforge House was constructed by McCarthy & Stone (Developments) Ltd and comprises 48 properties arranged over 3 floors each served by lift. The resident 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.

- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello call system
- Minimum Age 60
- Lift to all floors
- Guest Suite
- Visiting Development Manager
- Please refer to full details for Viewing instructions
- Lease: 125 years from 1988



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



Total floor area 40.7 sq.m. (438 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			
(92-100) A			
(81-91) B		87	87
(69-80) C			
(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	

For Financial Year Ending:

31/08/2025

Annual Ground Rent:

£443.36

Ground Rent Period Review:

Next Uplift 2032

Annual Service Charge:

£2,744.10

Council Tax Band:

B

Event Fees:

1% Transfer

0% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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.