

**21 Homenash House**

**St. Georges Lane North, Worcester, Worcestershire, WR1 1RG**



**PRICE: £109,950 ONO**

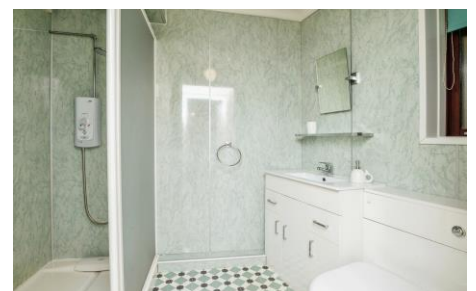
**Lease: 125 years from 1987**

**Property Description:**

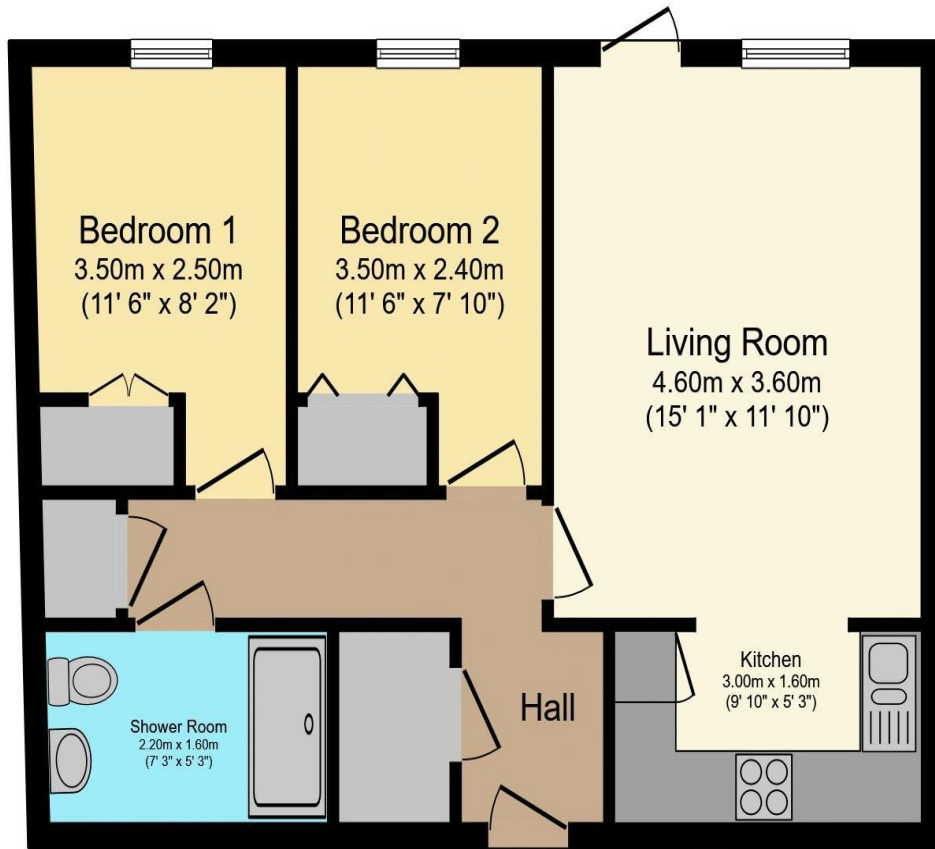
A GROUND FLOOR TWO BEDROOM RETIREMENT APARTMENT BENEFITING FROM UPDATED KITCHEN AND BOILER REPLACED IN 2023 Homenash House was constructed by McCarthy & Stone (Developments) Ltd and comprises 66 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty then there is a 24 hour Appello call system in the case of an emergency. 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 with a conservatory  
Development Manager  
24 Hour Emergency Appello call System  
Minimum Age 60  
Lift to all floors

Guest Suite  
Communal Laundry facilities  
To include carpets, curtains and blinds.  
Lease :125 years from 1987



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



Total floor area 54.2 m<sup>2</sup> (584 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**For Financial Year Ending:**

**31/08/2025**

**Annual Ground Rent:**

**£547.70**

**Ground Rent Period Review:**

**2031**

**Annual Service Charge:**

**£5557.16**

**Council Tax Band:**

**B**

**Event Fees:**

**1.00 Transfer**

**0.00 Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

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.