

22 Homeshire House

36 Sandbach Road South, Alsager, Cheshire, ST7 2LP



PRICE: OIRO £80,000

Lease: 99 years from 1984

Property Description:

A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT BENEFITING FORM MODERN KITCHEN AND BATHROOM

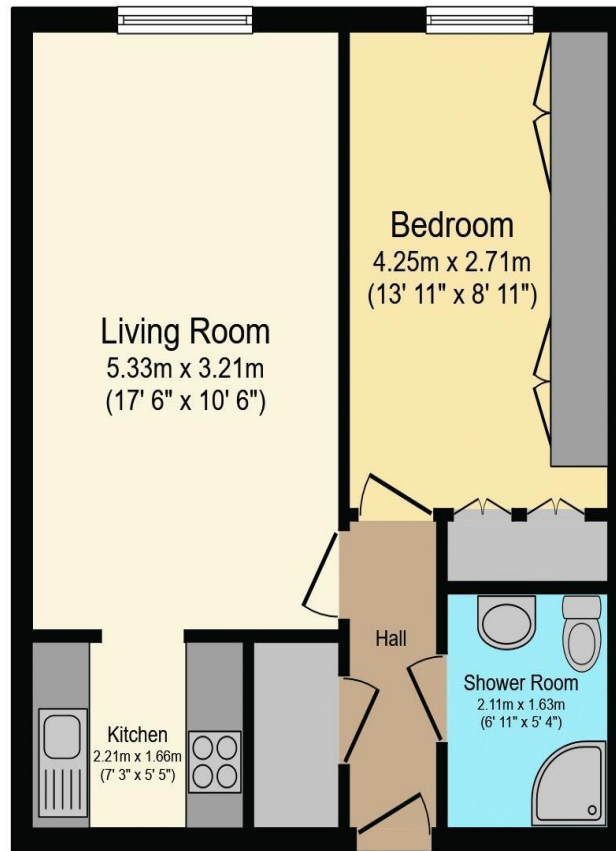
Homeshire House is local to a GP surgery, local bus routes into Crewe and Sandbach areas and a local train station. There are local shops in walking distance: Asda, Sainsbury`s, Post office, pharmacies, coffee shops and local pubs. Homeshire House was constructed by McCarthy & Stone (Developments) Ltd and comprises 39 properties arranged over 3 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 there is a 24 hour emergency Appello call system. 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
Communal Laundry
Guest Suite
Lift to all floors
Visiting Development Manager

Minimum Age 60
24 hour emergency Appello call system
Refer to full details for VIEWING instructions
Lease; 99 years from 1984



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



Total floor area 42.7 m² (459 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	71	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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For Financial Year Ending:

31/8/25

Annual Ground Rent:

£435.42

Ground Rent Period Review:

2028

Annual Service Charge:

£5,913.28

Council Tax Band:

A

Event Fees:

1% Transfer

0% Contingency

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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.