

5 Homeforge House

Goldwire Lane, Monmouth, Gwent, NP25 5HA



PRICE: OIRO £175,000

Lease: 125 years from 1988

Property Description:

A GROUND FLOOR TWO BEDROOM RETIREMENT APARTMENT BENEFITING FROM OWN PATIO DOOR ONTO COMMUNAL GARDENS

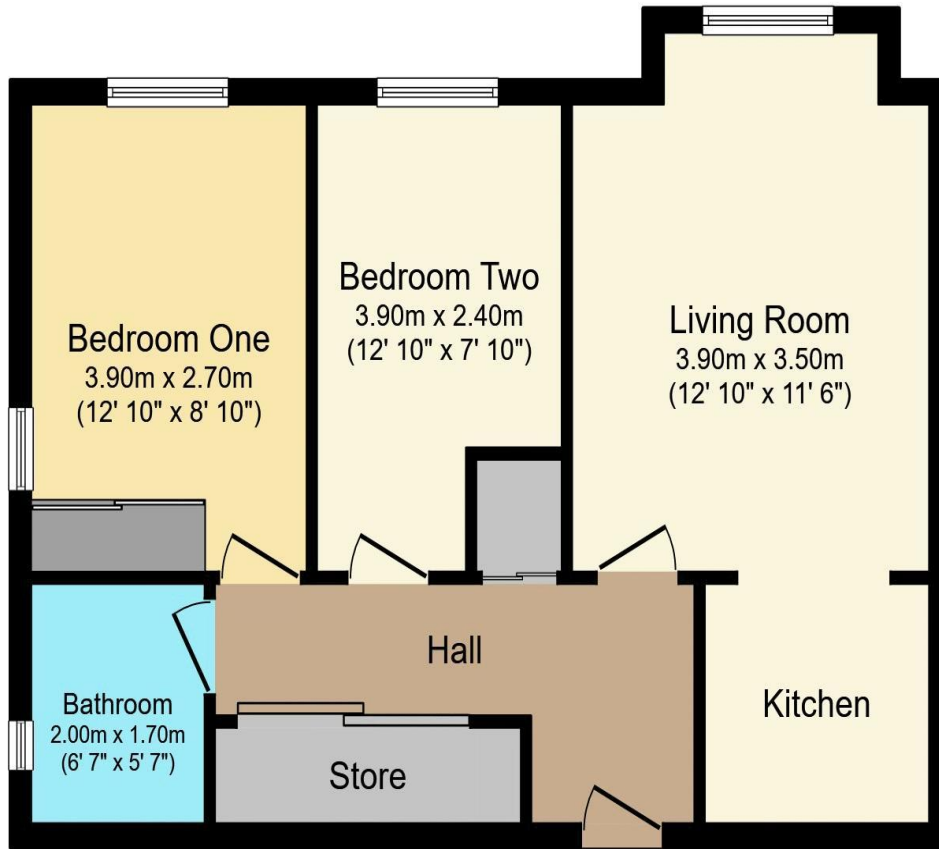
Homeforge House was constructed by McCarthy & Stone (Developments) Ltd and comprises 48 properties arranged over 3 floors each served by lift. The resident Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. 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
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 54.1 m² (582 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		77
(55-68) D		
(39-54) E	48	
(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:

£554.22

Ground Rent Period Review:

2032

Annual Service Charge:

£5,488.20

Council Tax Band:

C

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.