

## 32 Bartholomew Court

Bradshaw Lane, Warrington, Cheshire, WA4 2JW



**PRICE: Offers in the Region of £130,000**      **Lease: 125 years from 2006**

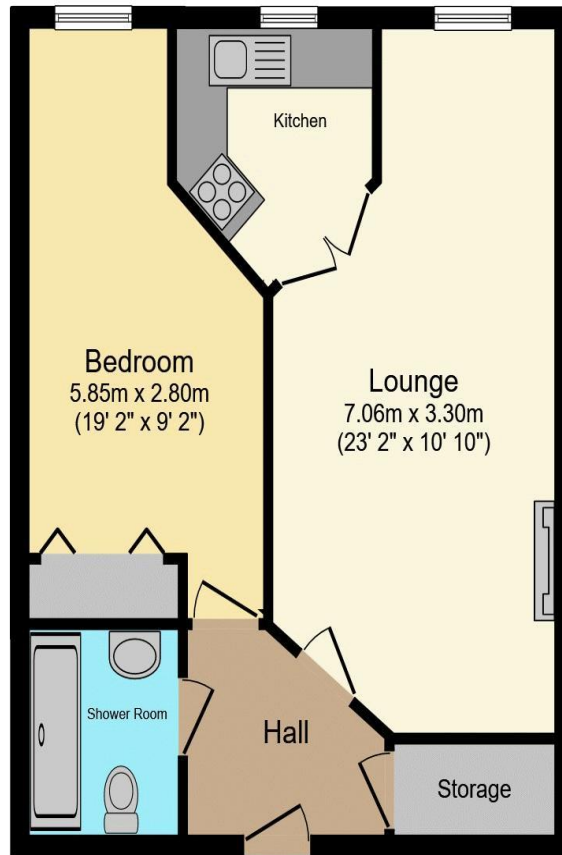
A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT OFFERED FOR SALE IN EXCELLENT CONDITION HAVING BEEN RE-DECORATED AND NEW CARPETS THROUGHOUT Bartholomew Court is situated close to Grappenhall Village with a host of amenities including supermarkets, Doctors, shops and cafes. With easy access to the Ship Canal and Pennine Trail, Cricket Club and country walks. Constructed by McCarthy & Stone (Developments) Ltd and comprises 45 properties arranged over 3 floors, each served by a lift. The development consists of thoughtfully laid out one and two bedroom retirement apartments, each benefiting from its own private front door, entrance hall, lounge/dining area, fitted kitchen and fitted bathroom. All apartments are fully specified for those aged 60 and upwards and include the 24 hour emergency Appello system. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge & Laundry room  
Guest Suite  
Development Manager  
Minimum Age 60  
24 hour Appello system

Camera door entry  
Lifts to all floors  
Refer to full details for VIEWING instructions  
Lease: 125 years from 2006



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



Total floor area 50.6 m<sup>2</sup> (544 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>                            | 72                      | 75        |
| (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:**

**28/02/2026**

**Annual Ground Rent:**

**£395.00**

**Ground Rent Period Review:**

**Tbc**

**Annual Service Charge:**

**£3,122.90**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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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.