

33 Oulton Court

Knutsford Road, Warrington, Cheshire, WA4 2NT



PRICE: £90,000

Lease: 125 years from 1987

Property Description:

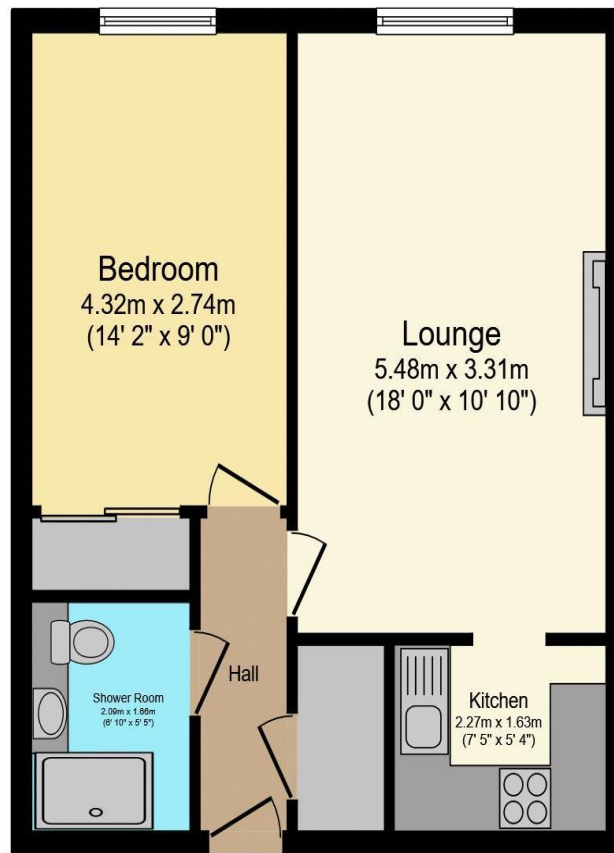
A LARGER THAN AVERAGE ONE BEDROOM APARTMENT WITHIN THIS POPULAR RETIREMENT DEVELOPMENT LOCATED ON THE FIRST FLOOR. OFFERED FOR SALE WITH NO FORWARD CHAIN. Oulton Court was constructed by Stirling Retirement Homes in two phases and comprises 68 properties arranged over 2 floors each served by lift. The 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. Each property comprises an entrance hall, lounge, kitchen, one bedroom and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property. DRAFT DETAILS

Three Residents' lounges
2 Communal Laundries
Communal Satellite Dish (additional fees apply)
Guest Suite
Lift to all floors

Development Manager
Minimum Age 55
24 hour emergency Appello call system
Lease 125 years from 1987



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



Total floor area 44.8 m² (482 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	78
(55-68) D		
(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:

31/03/2026

Annual Ground Rent:

£150.00

Ground Rent Period Review:

Tbc

Annual Service Charge:

£3,271.46

Council Tax Band:

B

Event Fees:

1.5% Transfer

0.5% 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.