

41 Abraham Court

Lutton Close, Oswestry, Shropshire, SY11 2TH



PRICE: £70,000

Lease: 125 years from 2003

Property Description:

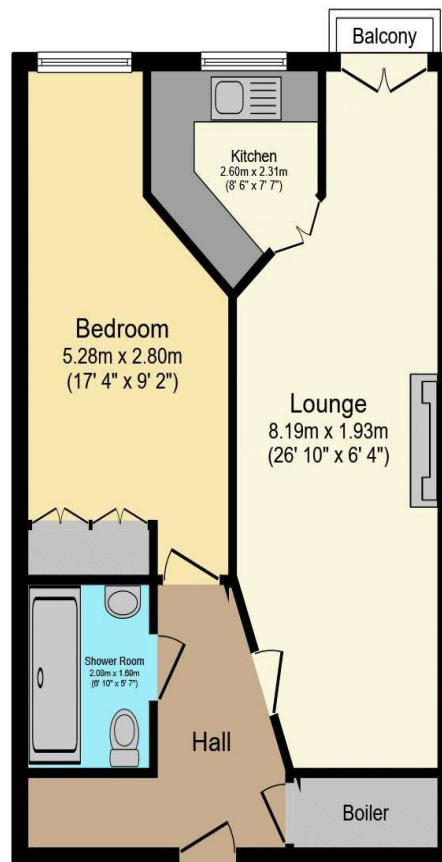
A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR Abraham Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 60 properties over 3 floors, each served by a lift. The Development Manager can be contacted from various points in each apartment in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each apartment comprises entrance hall, living room, kitchen, one or two bedrooms and a 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.

Development Manager
Resident's lounge
Guest Suite
Minimum Age 60

24 hour emergency Appello call system
Communal Laundry room
Communal car park
Lease: 125 years from 2003



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



Total floor area 51.6 m² (555 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	80	80
(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:

31/08/2025

Annual Ground Rent:

£385.00

Ground Rent Period Review:

2026

Annual Service Charge:

£2851.02

Council Tax Band:

A

Event Fees:

**1% Transfer
1% 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.