

59 Homsmith House

St. Marys Road, Evesham, Worcestershire, WR11 4EH



PRICE: In Excess of £56,950

Lease: 125 years from 1988

Property Description:

A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT Homsmith House is situated in a quiet and peaceful area with local shops and train station less than 50 metres away. Evesham is surrounded by rivers, canals, pools and lakes and the River Avon is a favourite for fisherman. Constructed by McCarthy & Stone (Developments) Ltd and comprises 75 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. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and 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.

Residents' lounge
Development Manager
24 hour emergency Appello call system
Lift to all floors
Minimum Age 60

Two guest Suites
Communal Laundry facilities
Lease: 125 years from 1988
Annual Service Charge £1632.24 Annual
Ground rent £442.94



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

Ground Floor

Approx. 37.8 sq. metres (407.2 sq. feet)



Total area: approx. 37.8 sq. metres (407.2 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(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	

www.EPC4U.COM

For Financial Year Ending:

31/08/2024

Annual Ground Rent:

£442.94

Ground Rent Period Review:

2032

Annual Service Charge:

£1838.72

Council Tax Band:

B

Event Fees:

1% Transfer

0% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

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Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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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.