

# RETIREMENT

# HOMESearch

## 28 Alexandra Court (Windermere)

Britain's Number One  
Retirement Property Specialist

Ellerthwaite Road, Windermere, Cumbria, LA23 2PR



**PRICE: Offers Over £85,000**

**Lease: 125 years from 1989**

### Property Description:

#### **A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR**

Alexandra Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 32 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. 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, or in the event of a couple, one must be over the age of 55 years and the other over 50 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

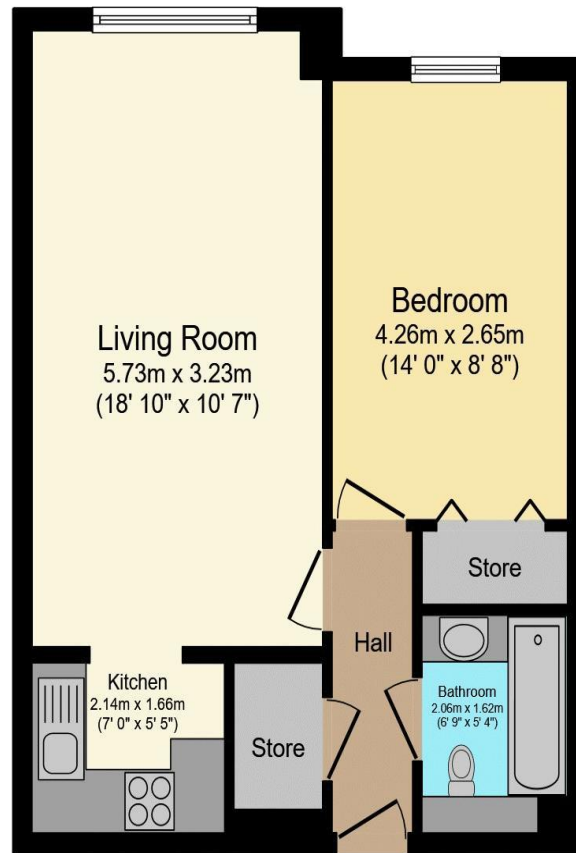
Residents' lounge  
Communal Laundry  
24 hour emergency Appello call system  
Development Manager  
Minimum Age 55

Lift to all floors  
Guest Suite  
Car park  
Lease: 125 years from 1989



**For more details or to make an appointment to view, please contact  
Mr Jordan Joice**

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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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	81
(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		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**For Financial Year Ending:**

**31/08/24**

**Annual Ground Rent:**

**£485.86**

**Ground Rent Period Review:**

**Next uplift 2033**

**Annual Service Charge:**

**£3,883.76**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer  
0% 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.