

17 Bower House

Manorside Close, Upton, Wirral, CH49 4RP



PRICE: Offers in the Region Of Lease: 99 years from 1987
£60,000

Property Description:

A ONE BEDROOM APARTMENT SITUATED ON THE FIRST FLOOR Bower House is attached to the old Manor House which is set in wooded surroundings and landscaped grounds. The Manor now offers full residential care (run separately by BUPA). Bower House was constructed by McCarthy & Stone (Developments) Ltd and comprises 53 properties arranged over four floors each served by a 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
Communal Laundry
Guest Suite
Lift to all floors
Development Manager

Minimum Age 60
24 hour emergency Appello system
Lease: 99 years from 1987
Service Charge: £4,255.36 Ground Rent:
£440.28

Interior
photos
to follow.

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

Floor Plan to follow.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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For Financial Year Ending:

31/08/24

Annual Ground Rent:

£491.74

Ground Rent Period Review:

2031

Annual Service Charge:

£4,255.36

Council Tax Band:

A

Event Fees:

**Transfer
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.