

15 Blackwood Court

Woolton Road, Liverpool, Merseyside, L16 8NE



PRICE: £135,000

Lease: 118

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR

Blackwood Court was constructed by McCarthy & Stone (Developments) Ltd and comprises one and two bedroom retirement flats, each benefiting from its own private front door, entrance hall, lounge/dining area, fitted kitchen and fitted bathroom. The development has the advantage of a House Manager who, along with the Careline system, ensures that help is always at hand. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.


House Manager
24 hour emergency Careline system
Residents lounge
PHOTOS SHOW GENERAL VIEW OF
RETIREMENT DEVELOPMENT
Minimum Age 60

Guest Suite
lifts to all floors
Communal gardens
Service Charge £2,626.72 Ground Rent
£425.00

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	83	86
(69-80)	C		
(55-68)	D		
(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:

28/02/25

Annual Ground Rent:

£425.00

Ground Rent Period Review:

2030

Annual Service Charge:

£2,626.72

Council Tax Band:

B

Event Fees:

**0% Transfer
0% 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.