

41 Palm Court (A)

35 Grosvenor Road, Birkenhead, Merseyside, CH43 1TJ



PRICE: £71,500

Lease: 99 years from

Property Description:

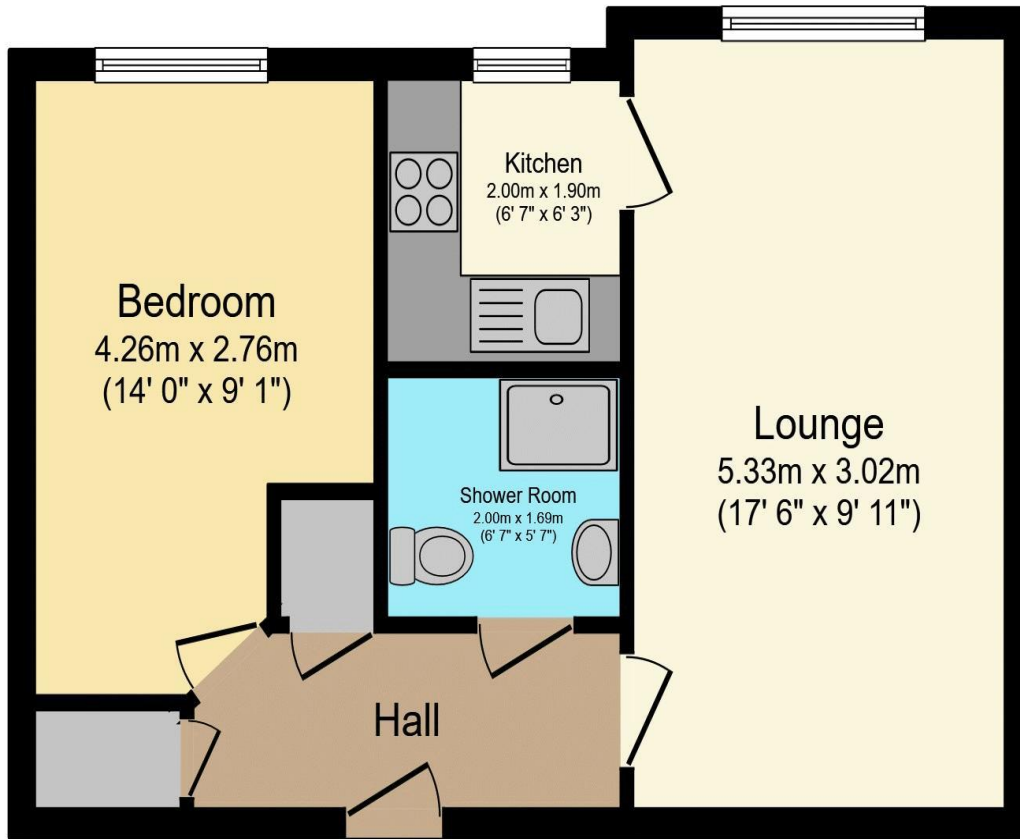
A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT Palm court is managed by Anchor and comprises ** properties arranged over three floors all served by a lift. The Estate Manager can be contacted from various points within each property in the case of an emergency. For periods when the Estate Manager is off duty all Anchor estates offer a 24-hour alarm call service in private and shared areas. This property comprises a Communal lounge with aspects both overlooking the grounds. Kitchen with the added benefit of a window, one good sized Double bedroom and well proportioned Shower room. 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.

Estate Manager
Communal Grounds
Laundry Room

Minimum Age 60
Communal Lounge
Guest Suite
Service Charge: £296.78 PCM Ground Rent:
N/A



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



Total floor area 40.6 sq.m. (437 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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 62 | 76 |
| (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:

31/03/25

Annual Ground Rent:

£N/A

Ground Rent Period Review:

N/A

Annual Service Charge:

£3,561.36

Council Tax Band:

A

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.