

## 32 Grizedale Court

50 Forest Gate, Blackpool, Lancashire, FY3 9AP



**PRICE: £60,000**

**Lease: 99 years from 1987**

### Property Description:

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

Grizedale Court was constructed by Fairclough Homes and comprises 38 retirement apartments arranged over 3 floors each served by lift. The Visiting Development Manager can be contacted from various points within each property in the case of an emergency.

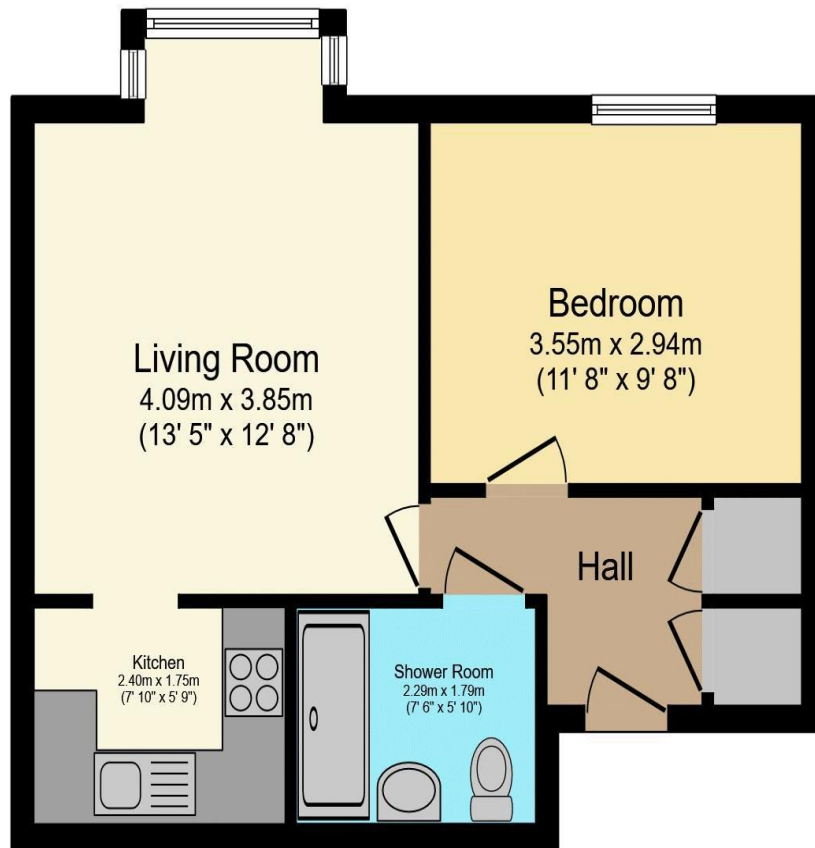
For periods when the Visiting Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge  
Communal Laundry  
24 hour emergency Appello call system  
Visiting Development Manager  
Security entry system

Two Guest Suites  
Minimum Age 60  
Hairdressing salon  
Lease: 99 years from 1987



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



Total floor area 40.5 sq.m. (436 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**For Financial Year Ending:**

**31/03/25**

**Annual Ground Rent:**

**£228.42**

**Ground Rent Period Review:**

**2031**

**Annual Service Charge:**

**£3,437.42**

**Council Tax Band:**

**B**

**Event Fees:**

**0.5% Transfer  
0.5% 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

Retirement Homesearch Limited, Registered Office:  
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.