

Britain's Number One Retirement Property Specialist

6 Brook Court

2 Moor Lane, Manchester, Greater Manchester, M7 3NF







PRICE: Offers in the Region Of Lease: 125 years from 1992

£95,000

Property Description:

A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT

Brook Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 53 properties arranged over 4 floors each served by 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 "Fees" that may apply to this property.

- Residents' lounge
- Communal Laundry
- **Guest Suite**
- Lift to all floors
- Car Park

- 24 hour emergency Appello system
- Development Manager
- Minimum Age 60
- Lease: 125 years from 1992

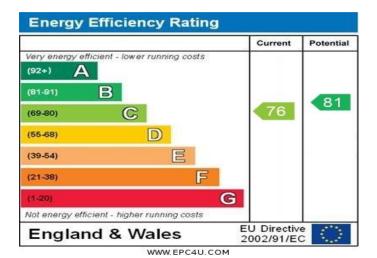
Interior photos to follow.

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

Visit us at retirementhomesearch.co.uk



Floor Plan to follow.



For Financial Year Ending:

31/08/25
Annual Ground Rent:

£421.61

Ground Rent Period Review:

2036

Annual Service Charge:

£2,670.90

Council Tax Band:

В

Event Fees:

1% Transfer 1% 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 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.