

## **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**

# Floor Plan to follow.

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>	76	81
(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:**

**31/08/25**

**Annual Ground Rent:**

**£421.61**

**Ground Rent Period Review:**

**2036**

**Annual Service Charge:**

**£2,670.90**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**1% 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.