

11 Homemoss House

169 Park Road, Buxton, Derbyshire, SK17 6TH



PRICE: £65,000

Lease: 99 years from 1986

Property Description:

A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT Homemoss House was constructed by McCarthy & Stone (Developments) Ltd and comprises 38 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. Homemoss is situated opposite the cricket, tennis and bowling club in the prestigious area of Spa Town in Buxton. 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 "Event Fees" that may apply to this property.

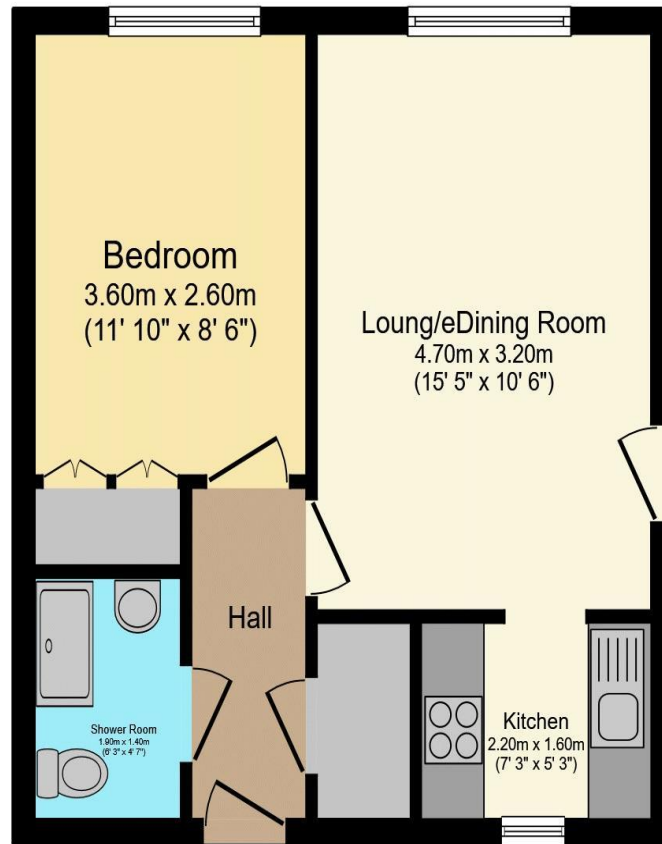
Residents' lounge
Communal Laundry
Lift to all floors
Guest Suite
Development Manager

Minimum Age 60

Lease: 99 years from 1986



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



Total floor area 37.8 m² (406 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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For Financial Year Ending:

31/08/2025

Annual Ground Rent:

£TBC

Ground Rent Period Review:

TBC

Annual Service Charge:

£2,732.56

Council Tax Band:

A

Event Fees:

1% Transfer

Nil. 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.