

## 39 Hodgson Court

Burnage Lane, Manchester, Greater Manchester, M19 2HE



**PRICE: £140,000**

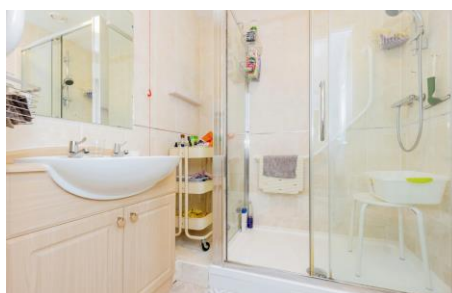
**Lease: 125 years from 2008**

### Property Description:

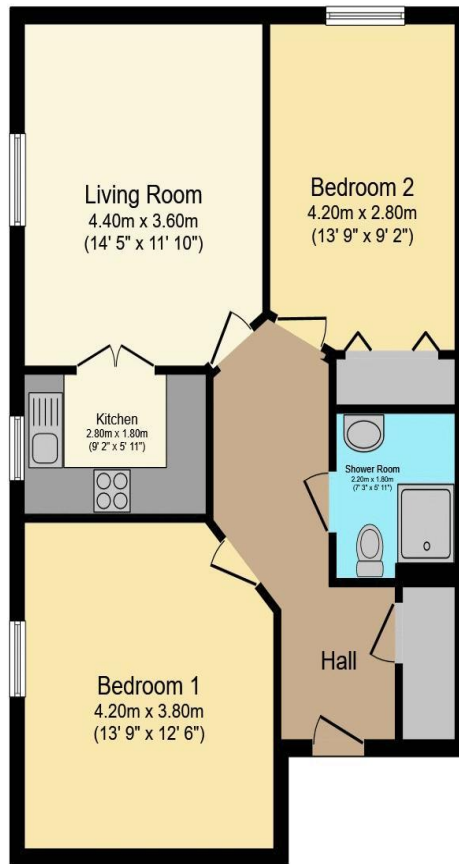
#### **A TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT**

Hodgson Court was constructed by McCarthy & Stone (Developments) Ltd and comprises one and two bedroom retirement flats, each benefiting from its own private front door, entrance hall, lounge/dining area, fitted kitchen and fitted bathroom. The development has the advantage of a Development Manager who, along with the Appello system, ensures that help is always at hand. It is a condition of purchase that residents be the age of 60 years and over, 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
- Guest suite and communal laundry
- Communal gardens, mobility scooter charging room
- Lift to all floors, indoor refuse
- Development Manager
- Minimum Age 60
- 24 hour emergency Appello system
- Price to include: Carpets, Curtains and Light Fittings
- Lease: 125 years from 2008



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



Total floor area 65.0 m<sup>2</sup> (700 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>	
(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:**

**28/02/25**

**Annual Ground Rent:**

**£495.00**

**Ground Rent Period Review:**

**2031**

**Annual Service Charge:**

**£4,086.88**

**Council Tax Band:**

**C**

**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.