

21 Henbury Court

181 Kiln Lane, St. Helens, Merseyside, WA10 4RA



PRICE: £105,000

Lease: 125 years from 2006

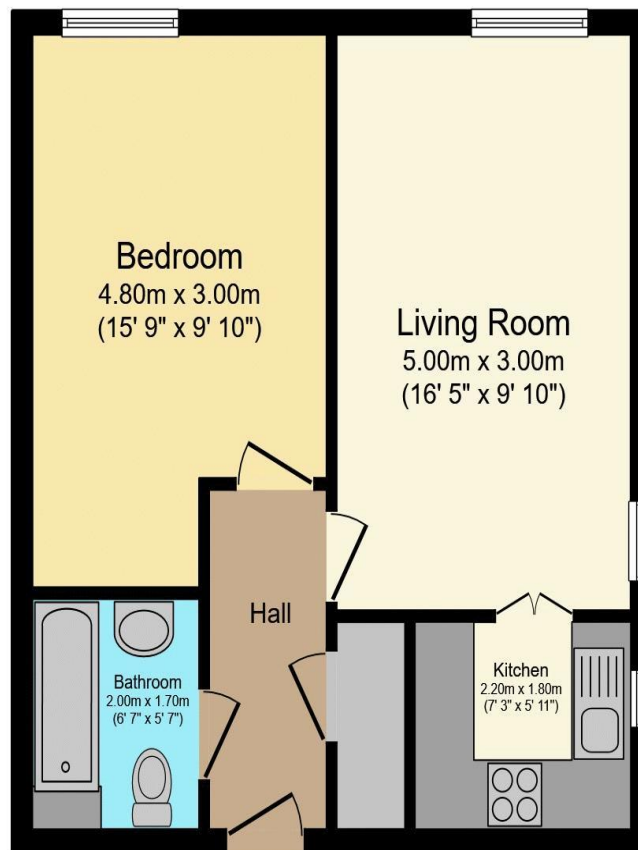
Property Description:

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR
Henbury Court was built by McCarthy & Stone Developments Ltd and completed in 2007. The development consists of thoughtfully laid out one and two bedroom retirement apartments each benefiting from its own private front door, entrance hall, lounge/dining area, fitted kitchen and fitted bathroom. 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. 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
- Laundry room & Guest Suite
- Communal garden
- Lifts to all floors
- Minimum Age 60
- Resident Development Manager
- Emergency Appello call System
- Security door entry system & CCTV on entrance linked to residents televisions
- Lease: 125 years from 2006



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



Total floor area 42.1 sq.m. (453 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).
Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

www.EPC4U.COM

For Financial Year Ending:

28/02/25

Annual Ground Rent:

£395.00

Ground Rent Period Review:

2029

Annual Service Charge:

£3490.24

Council Tax Band:

B

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.