

16 Hodgson Court

Burnage Lane, Manchester, Greater Manchester, M19 2HE



PRICE: £80,000

Lease: 125 years from 2008

Property Description:

A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO DOOR TO FRONT GARDENS

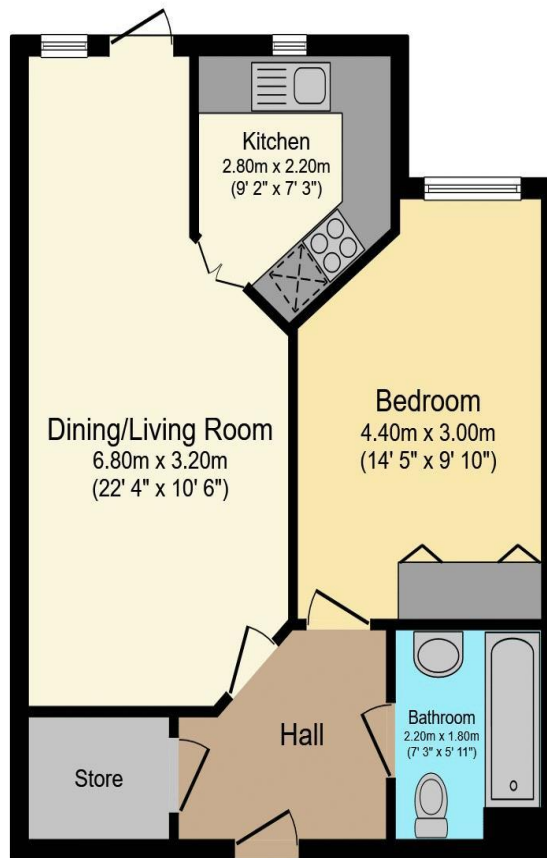
Hodgson Court was constructed by McCarthy & Stone (Developments) Ltd and comprises one and two bedroom retirement flats, each benefiting from its own private front door, entrance hall, lounge/dining area, fitted kitchen and fitted bathroom. The development has the advantage of a Development Manager who, 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 48.8 sq.m. (526 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		
(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:

31/08/25

Annual Ground Rent:

£425.00

Ground Rent Period Review:

2031

Annual Service Charge:

£2,808.08

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.