

34 Palm Court

35 Grosvenor Road, Birkenhead, Merseyside, CH43 1TJ



PRICE: £80,000

Lease: 99 years from

Property Description:

A TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT

At Palm Court we have 24 leasehold and 16 rented purpose built apartments for people over the age of 60. The development is situated between Oxton Village and Claughton Village and has excellent transport links to Birkenhead and Liverpool by bus train or ferry. The local shops include post office, grocers, hairdressers and a good choice of restaurants. There are 2 doctors' surgeries, Palm Court is a short walk from Birkenhead Park and the Williamson Art Gallery. In addition to each individual private property, all Anchor estates offer some shared facilities, available for the use and enjoyment of all the residents, and managed and maintained by Anchor.

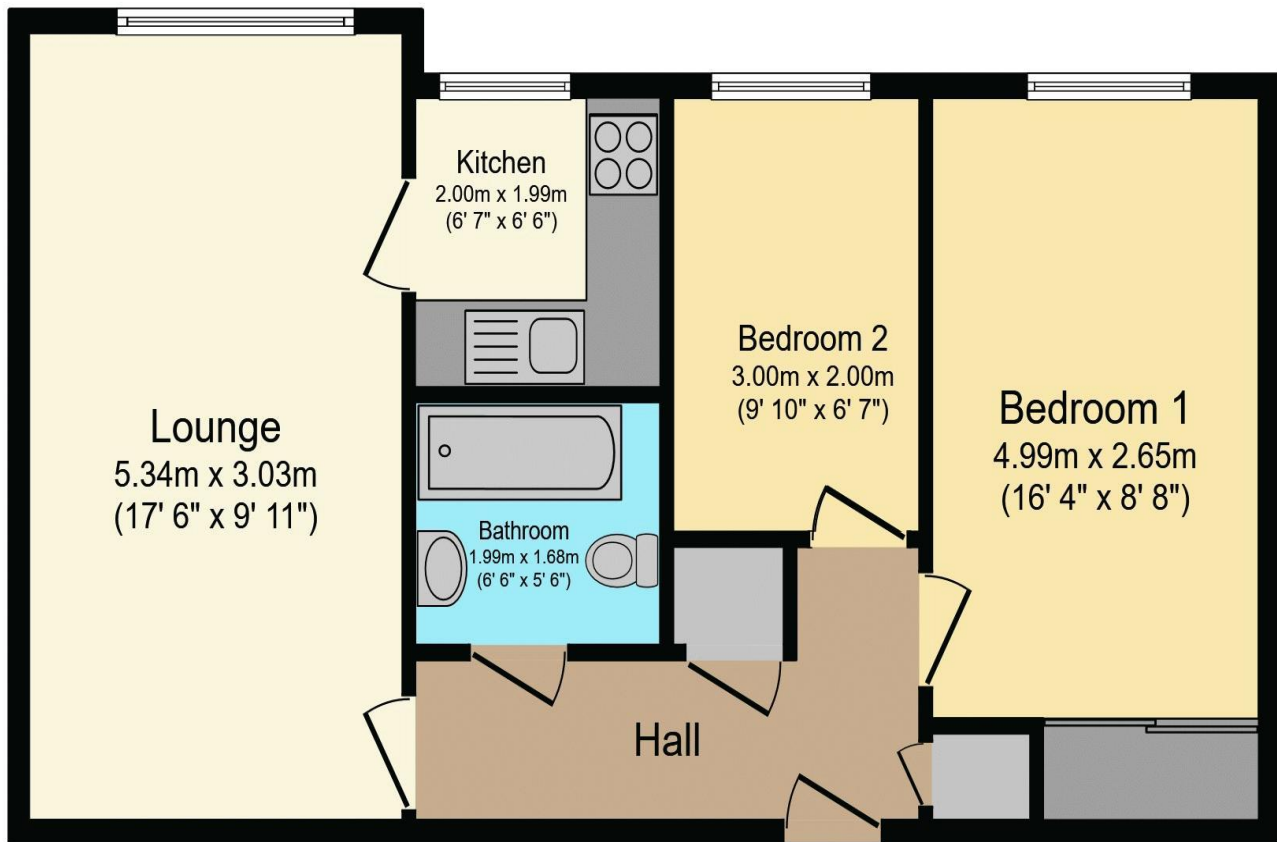
At Palm Court we provide a communal lounge, guest room and laundry and 22 parking spaces. For those times when you might like to be more sociable and meet up with others, we also run social activities and events including bingo, coffee mornings and music evenings. The estate manager is resident on site to offer help, advice and co-ordinate any services provided. Sometimes you may want to be on your own and other times you may want to be sociable. Our properties give you that freedom and our scheme manager can help arrange social activities where you can meet other like-minded people. We know pets are important to some people and we have a policy which welcomes small pets. Should you decide to sell your property in the future we can help by providing information required by solicitors and dealing with any complex enquiries. If you'd like more information about the properties available at Palm Court, please get in touch. We'd be delighted to hear from you..

Estate Manager
Communal Grounds
Laundry Room

Minimum Age 60
Communal Lounge
Guest Suite

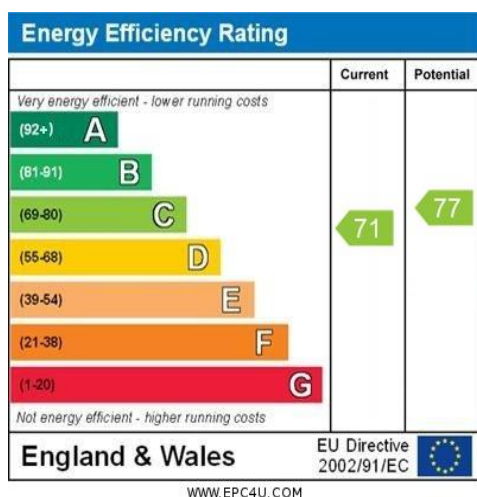


**For more details or to make an appointment to view, please contact
Mr Jordan Joice**



Total floor area 51.1 sq.m. (550 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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For Financial Year Ending:

31/03/26

Annual Ground Rent:

£N/A

Ground Rent Period Review:

N/A

Annual Service Charge:

£4,712.76

Council Tax Band:

A

Event Fees:

0% Transfer

0% 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.