RETIREMENT HOMESEARCH

47 Hodgson Court

Burnage Lane, Manchester, Greater Manchester, M19 2HE

PRICE: Offers in the Region Of £80,000   **Lease: 125 years from 2008**

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR 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.
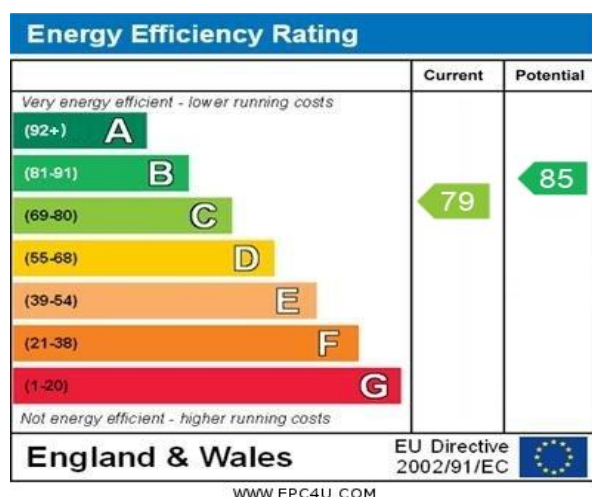
Residents lounge
Guest suite and communal laundry
Communal gardens, mobility scooter charging room
Lift to all floors, indoor refuse
Development Manager

Minimum Age 60
24 hour emergency Appello system
Price to include: Carpets, Curtains and Light Fittings
Lease: 125 years from 2008

Interior
photos
to follow.

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

01425 632229   jordan.joice@retirementhomesearch.co.uk

Floor Plan to follow.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) **A**		
(81-91) **B**		85
(69-80) **C**		
(55-68) **D**	79	
(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:
£425.00
Ground Rent Period Review:
2031
Annual Service Charge:
£2,808.08
Council Tax Band:
B
Event Fees:
1% Transfer
1% Contingency

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APPROVED CODE
TRADINGSTANDARDS.UK

The Property
Ombudsman