

## 27 Aspley Court

1 Warwick Avenue, Bedford, Bedfordshire, MK40 2UH



**PRICE: £90,000**

**Lease: 125 years from 1987**

### Property Description:

A FIRST FLOOR TWO BEDROOM RETIREMENT APARTMENT Aspley Court is an established purpose built retirement development offering independent living for the over 60's with the benefit of an onsite Development Manager and 24 hour Appello call system. The development is ideally situated for all local amenities. It was constructed by Retirement Appreciation and comprises 58 properties arranged over 4 floors each served by a lift. Development features include established communal gardens, a private car park, communal lounge and laundry facilities and 2 guest suites. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. The development is ideally situated for all local amenities. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge  
Communal Laundry  
24 hour emergency Appello system  
Communal Gardens and Private car park  
Development Manager

2 Guest Suites  
Minimum Age 60  
Lift to all floors  
Lease: 125 years from 1987



**For more details or to make an appointment to view, please contact  
Mandy Abbott**



Total floor area 54.1 sq.m. (582 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
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31.12.23**

**Annual Ground Rent:**

**£410.30**

**Ground Rent Period Review:**

**2029**

**Annual Service Charge:**

**£3192.07**

**Council Tax Band:**

**B**

**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.