




Constables
SALES & LETTINGS

New Grosvenor , Ellesmere Port

£60,000

A photograph of a modern retirement apartment complex. The building is a multi-story structure with white and orange-brown exterior panels. It features balconies with glass railings and wooden pergolas. The courtyard is landscaped with green grass, various shrubs, and a stone birdbath. A glass conservatory is visible on the right side of the building. The sky is blue with scattered white clouds.

A two bedroom shared ownership (50%) retirement apartment which is available for over 55s, and is located on the second floor in the assisted living development at Hollymere, Ellesmere Port.

This modern and purpose-built Extra Care facility allows for an independent lifestyle, but with the options for flexible support and care packages, as needed. The building provides an extensive array of managed leisure and living facilities for residents and their visitors to use, such as, restaurant, library and I.T. suite, hair and beauty salon, hobby room, two communal lounges, a village hall for regular social events and entertainment, laundry room, gym, assisted bathing facility, reception and 24hr alarm line. The resident care provider offers an in-house team of carers for optional care packages (24 hours/7 days).

The apartment itself occupies a prime location looking out over playing fields and briefly comprises of a hallway with two storage cupboards; large lounge, dining room / second bedroom; kitchen with integrated oven and hob; main bedroom and large wet room with walk-in shower area. There is also a balcony off the lounge. All entrance and room doorways both in the flat and throughout the facility are wheelchair compliant. Outside there is secure gated carpark, conservatory, greenhouse and communal garden area for residents to enjoy.

The property is located within easy reach to Ellesmere Port Town centre which offers an array of amenities and transport links.

Full break down of costs detailed below, please contact the agent for further information.



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- Second Floor Retirement Flat
- Amazing Communal Facilities
- Lounge with Balcony
- No Onward Chain
- Two Bedrooms
- Care Packages Available
- Residents Parking
- Modern Kitchen & Wet Room
- Views Over Playing Fields
- Council Tax Band: B

Other Information

50% Shared Ownership Purchase.
Rent Payable: £315.39 per month.
Rents are reviewed on 1st April
Each Year.

Tenure: Leasehold

Term of Lease: 99 Years from 2007

Service Charge: £749.37 per
month.

Included in Service Charge:
Insurance, Utilities, Management
fee, maintenance.

If you part buy/part rent you may
be able entitled to claim Housing
Benefit to help you with this cost.
Ground Rent: £100 per annum.

Care and Support packages are
available from Cheshire West &
Chester and these are charged
separately.

Accommodation

Hallway

Lounge-Diner

13'6" x 11'1" (4.11m x 3.38m)

Kitchen

11'1" max x 7'8" (3.38m max x
2.34m)

Bedroom One

14'1" x 11'5" (4.29m x 3.48m)

Bedroom Two

9'4" x 6'10" (2.84m x 2.08m)


Wet Room

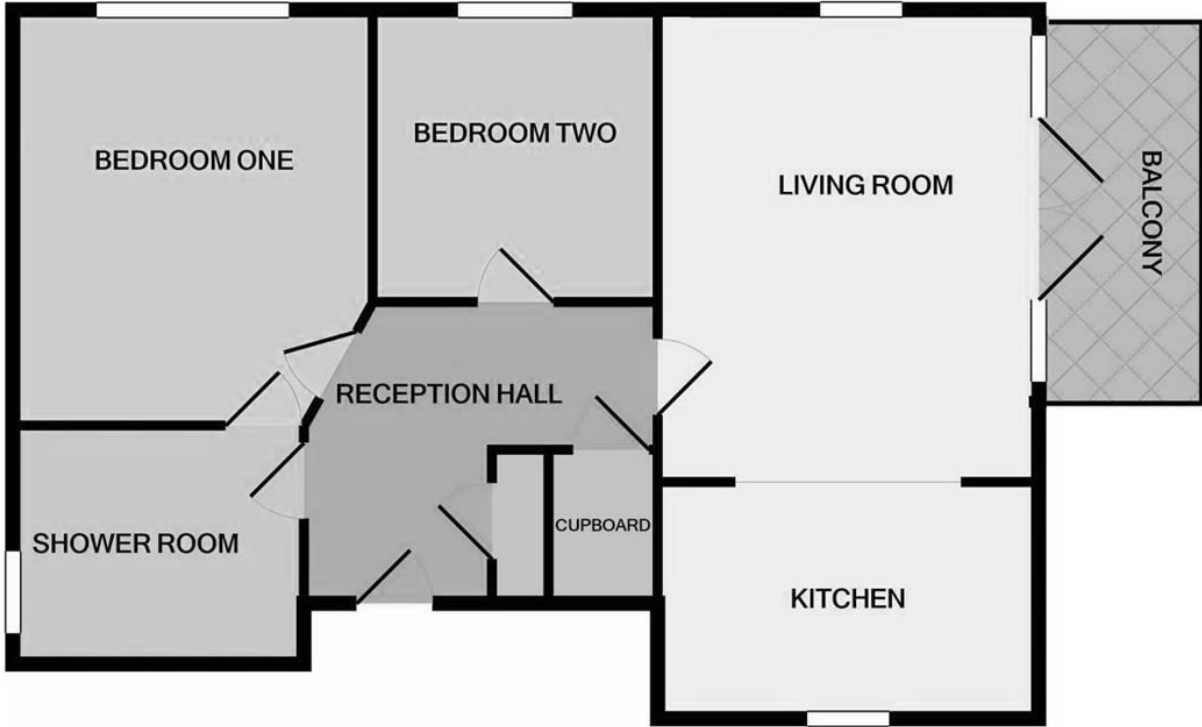
7'1" x 8'5" (2.16m x 2.57m)



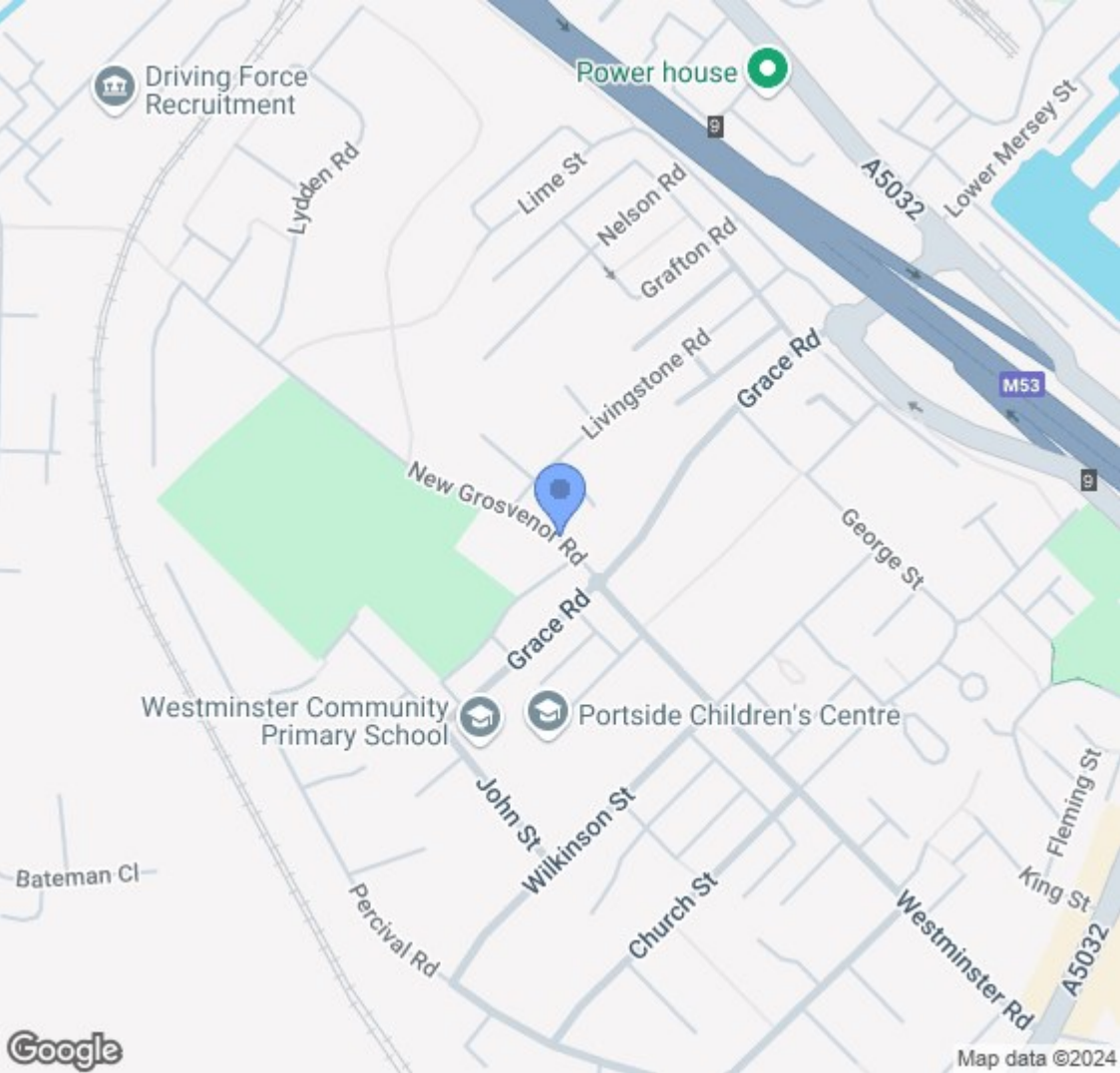
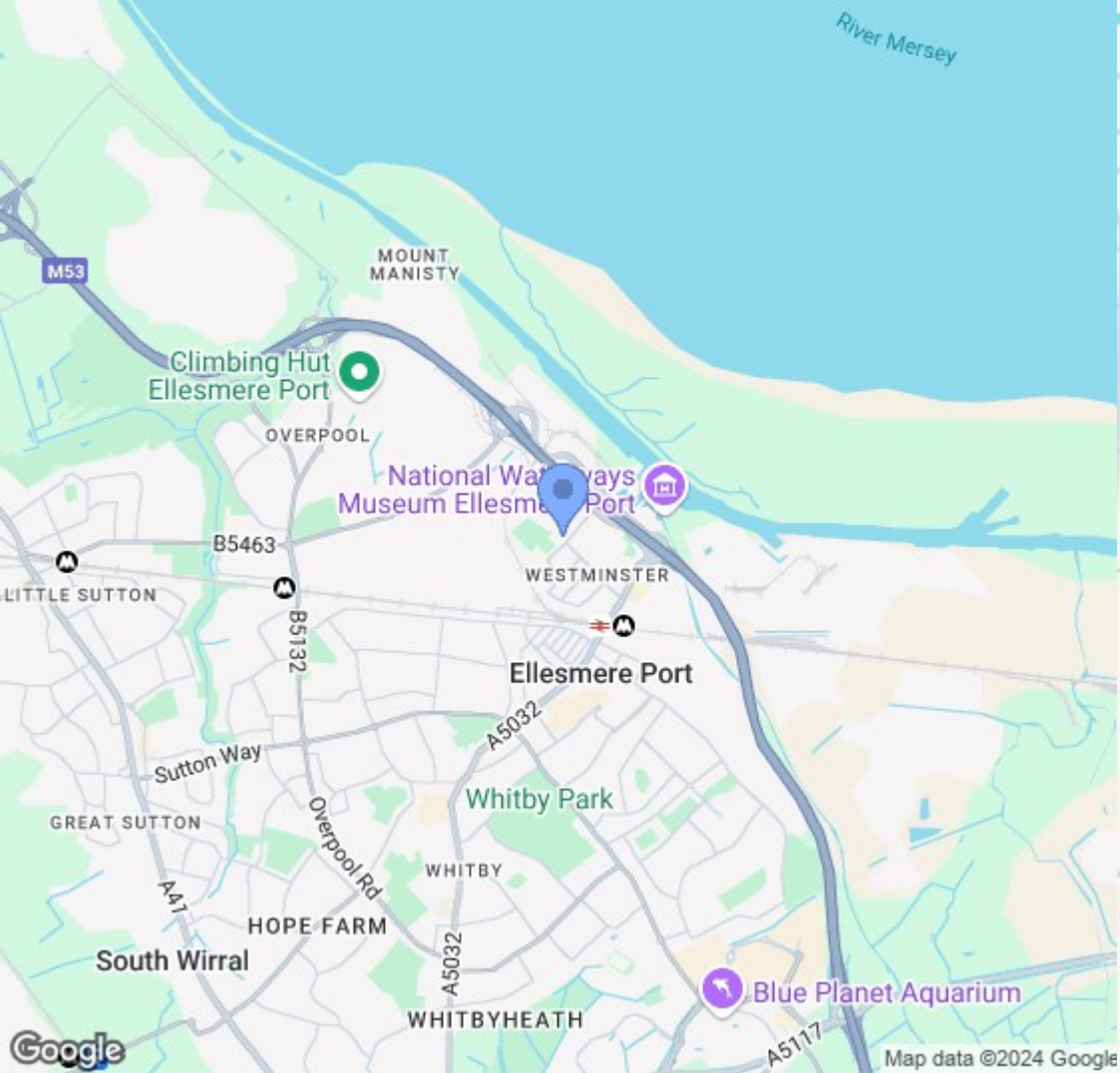


EPC & Floor Plan

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Location Map

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