

35 Bartholomew Court, Bradshaw Lane, Grappenhall, Warrington, Cheshire,
WA4 2JW



Price: £125,000

Lease: 105 years and 5 months

A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT. Bartholomew Court is situated close to Grappenhall Village with a host of amenities including supermarkets, Doctors, shops and cafes. With easy access to the Ship Canal and Pennine Trail, Cricket Club and country walks. Constructed by McCarthy & Stone (Developments) Ltd and comprises 45 properties arranged over 3 floors, each served by a lift. The development consists of thoughtfully laid out one and two bedroom retirement apartments, each benefiting from its own private front door, entrance hall, lounge/dining area, fitted kitchen and fitted bathroom. All apartments are fully specified for those aged 60 and upwards and include the 24 hour emergency Appello system. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Residents' lounge & Laundry room
- Guest Suite
- Development Manager
- Minimum Age 60
- 24 hour Appello system
- Camera door entry
- Lifts to all floors
- Refer to full details for VIEWING instructions
- Lease: 125 years from 2006
- Service Charge £3122.90
- Ground Rent £395.00



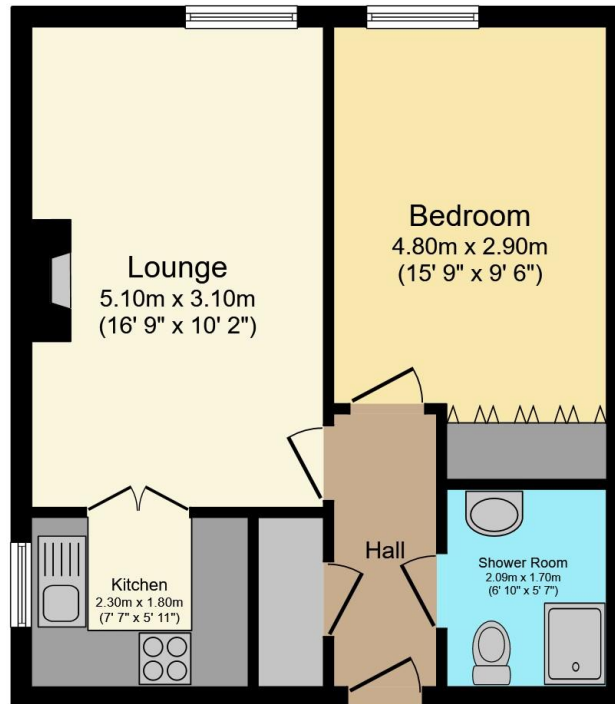
For more details or to make an appointment to view, please contact **Charlotte Harvey**

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Visit us at:

retirementhomesearch.co.uk



Total floor area 42.7 sq.m. (460 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

Annual Ground Rent: £395

Ground Rent Period Review:

Annual Service Charge: £3122.9

Council Tax Band: B

Event Fees: 1% Transfer, 0% Contingency

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