

40 Abraham Court, Lutton Close, Oswestry, Shropshire, SY11 2TH



Price: £75,000

Lease: 103 years and 1 months

A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT BENEFITING FROM BEING RECENTLY RE-DECORATED AND RE-CARPETED THROUGHOUT AND OFFERED FOR SALE WITH NO FORWARD CHAIN. Abraham Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 60 properties over 3 floors, each served by a lift. The Development Manager can be contacted from various points in each apartment in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each apartment comprises entrance hall, living room, kitchen, one or two bedrooms and a bathroom. It is a condition of purchase that residents be over the age of 60 years, 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.

- Development Manager
- Resident's lounge
- Guest Suite
- Minimum Age 60
- Communal car park
- 24 hour emergency Appello call system
- Communal Laundry room
- Lease: 125 years from 2003
- Annual Service Charge £2975.84
- Annual Ground rent £385.00



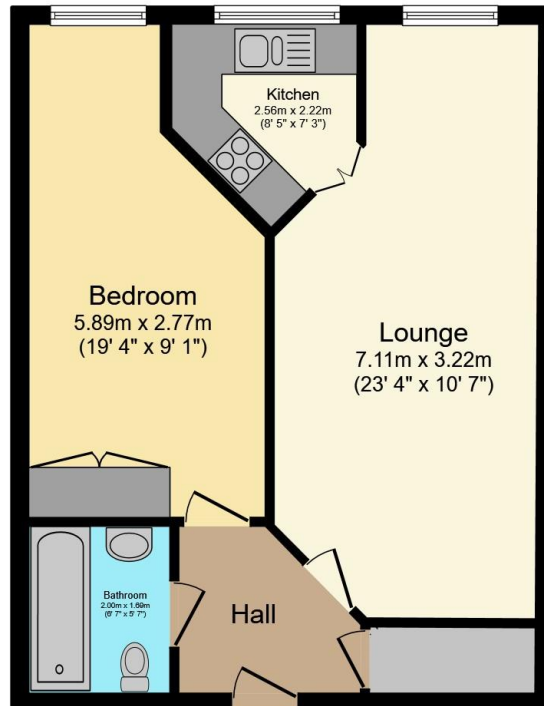
For more details or to make an appointment to view, please contact **Charlotte Harvey**

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Visit us at:

retirementhomesearch.co.uk



Total floor area 48.6 sq.m. (523 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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EPC to follow.

For Financial Year Ending: 31/08/2026

Annual Ground Rent: £385

Ground Rent Period Review: Next Uplift 2026

Annual Service Charge: £2975.84

Council Tax Band: A

Event Fees: 1% Transfer, 0% Contingency

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