

2 Birnbeck Court, Somerset, BS23 1UL



Price: £115,000

Lease: 89 years and 2 months

A TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT Birnbeck Court was constructed by Nationwide Housing Trust Ltd and comprises 43 properties arranged over 4 floors each served by 3 staircases and a lift. The Development Manager can be contacted from various points within each property 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 property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years.

Please speak to our Property Consultant if you require information regarding event fees that may

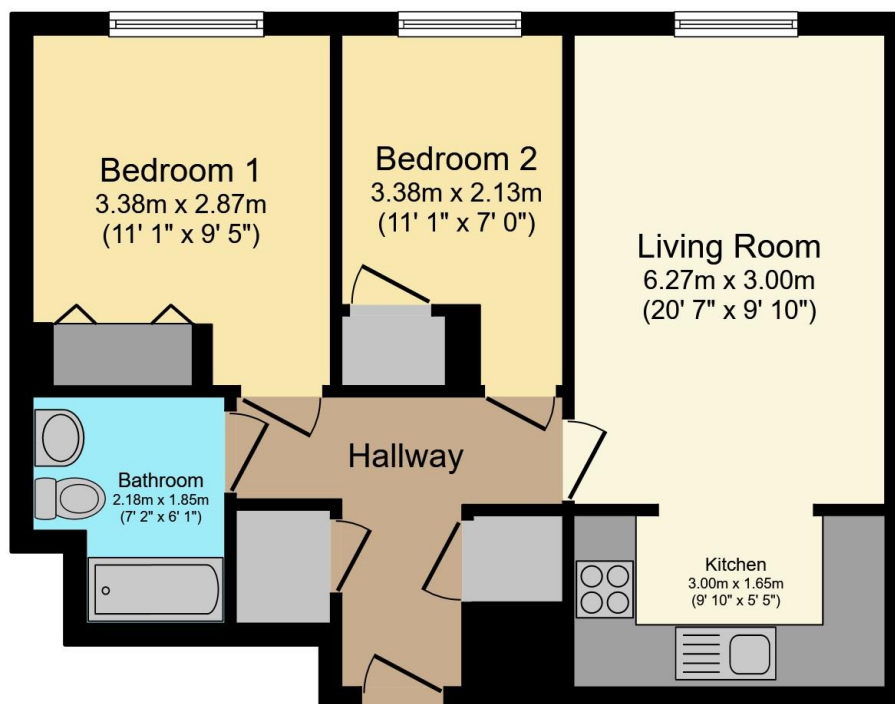
- Lease 125 years from 1990
- 24 hour emergency Appello call system
- Communal car parking and Communal gardens
- Electric Buggy parking area with re-charger
- Minimum Age 60
- Lift to all floors
- Development Manager
- Lease 125 years from 1990
- Service Charge £3,528 Ground Rent £50



For more details or to make an appointment to view, please contact **Rachel Hazell**

Visit us at:

retirementhomesearch.co.uk



Total floor area 49.2 sq.m. (529 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		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending: 31.3.26

Annual Ground Rent: £50

Ground Rent Period Review: n/a

Annual Service Charge: £3528.37

Council Tax Band: C

Event Fees: 1% Transfer, 0% Contingency

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