

SERVICE CHARGE SIENNA COURT

In order to maintain the very high standards of Sienna Court and provide an extensive range of benefits and services for the residents to enjoy, our apartments carry a modest and very competitive weekly charge. Typical services available to residents include:

- Full time General Manager
- Receptionist
- Night Concierge
- Housekeeping to all communal areas
- Daily refuse collection
- Health and Fitness Centre
- Library and Club room
- Hobbies room
- Information Technology suite
- Classical and informal landscaped gardens
- Piazza and colonnaded seating area
- Boules court
- Bar and Bistro
- Greenhouse
- All external and communal maintenance costs
- External window cleaning
- All water costs
- Insurance (excluding apartment contents)
- Communal electricity
- Secure underground parking for guests
- Bookable guest suite (at nominal extra costs)
- Central telephone system (excluding call charges)
- ADSL Internet access from all apartments
- Top level security and controlled access
- CCTV
- Internal call system
- As of August 2023 the monthly service charge is £545 per calendar month
- Ground Rent £50 per annum

COST OF LIVING SAVINGS

With Sienna Court, you can expect your cost of living to reduce in several ways. There are no buildings insurance premiums or water rates to pay and there may be potential savings in Council Tax. Utilities bills can be significantly less, with cheaper heating and lighting and the opportunity to benefit from lower telephone call charges. Due to the safer, more secure living environment, home contents insurance premiums will normally be reduced, and residents who opt to buy a personal garage space in our secure underground car park can also expect their car insurance premiums to be lower. Sienna Court's annual service charge represents excellent value for money, especially when compared to the equivalent costs associated with traditional home ownership. The added advantage is that a whole variety of household expenses are taken care of in one payment, without having to deal with regular bills and contracts or worry about multiple standing orders and direct debits. Please contact the sole agent, Kirkham property at their Chadderton Office on 0161 626 5688.