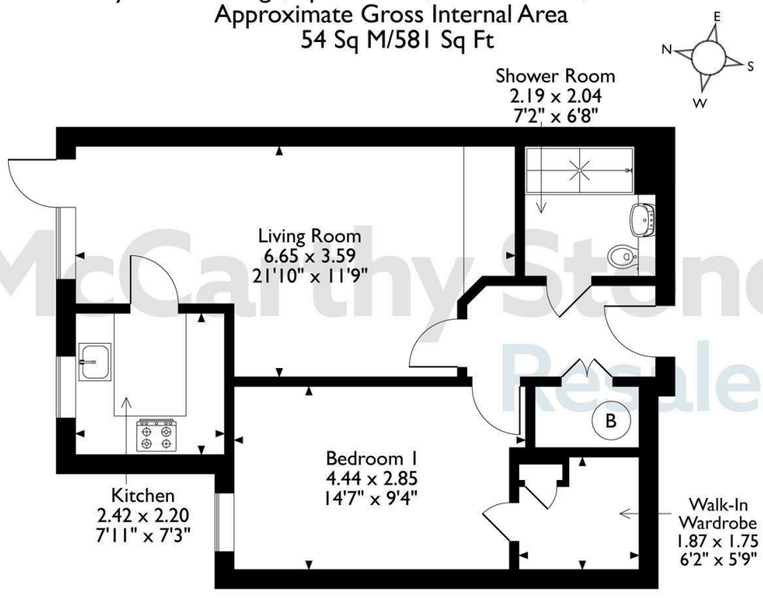
McCarthy Stone
Resales

Symonds Grange, Apartment 1, Hooton Road, Neston
Approximate Gross Internal Area
54 Sq M/581 Sq Ft

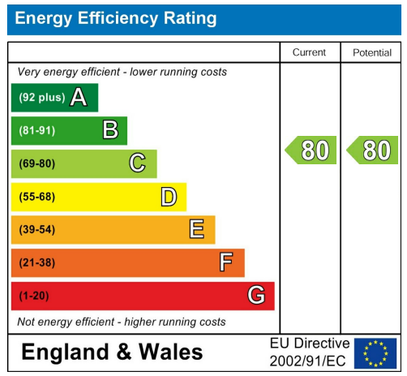


Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

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The Property Ombudsman

McCarthy Stone
Resales

1 Symonds Grange

Hooton Road, Neston, CH64 1AD







Asking price £250,000 Leasehold

A BRIGHT SPACIOUS ONE BEDROOM apartment on the GROUND FLOOR with PATIO and CAR PARKING SPACE INCLUDED. Located within a McCarthy Stone retirement living development for the over 60's. Benefitting from a HOUSE MANAGER, COMMUNAL LOUNGE and CRAFT ROOM and VIBRANT SOCIAL ENVIRONMENT.

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Hooton Road, Willaston, Neston, CH64 1AD

1 Bed | £250,000

Symonds Grange
Set in the heart of the leafy village of Willaston on the Wirral Peninsula, this Retirement Living development offers the opportunity for rural living while only 8 miles from Liverpool and 10 miles from Chester with good transport links. With just 30 apartments, consisting of 20 one bed and 10 two bed apartments, Symonds Grange mirrors the community spirit of the village.
Each apartment has been designed with your new lifestyle in mind. You can be as independent as you like in this safe and secure environment. The camera entry system and 24/7 call system give you peace of mind, and the on-site House Manager is available during office hours should you need anything.
There is a guest suite which allows friends and family to be just as comfortable as you when they come to stay.
Lifts to all floors guarantee accessibility throughout and, with a car park and scooter store, you won't have any problems getting out and about.
The Communal lounge is at the heart of the community at Symonds Grange where many social gatherings take place, weekly coffee mornings, beetle drives, book club, quiz and film nights, knit and natter groups or just plain old natter.
The craft room on the first floor is used for flower arranging classes, painting, drawing, card making and, more recently, sewing facilities.

Local Area
The village of Willaston is the perfect size, large enough to be self-sufficient, small enough to retain its friendly community atmosphere. Being a conservation area gives the village a truly rural feel. The development is situated in the heart of the village. As well as ancient buildings, a quintessential village green and the restored Hadlow Road railway station on the renowned Wirral Way you'll find all the necessary amenities with a well stocked Spar shop, bakers, chemist, hair & beauty salon, doctors, dentist and two delightful pubs. Events are held in the Memorial Hall including WI, concerts and weekly market.

Entrance Hall
Carpeted, electric heater, Appello living hub providing camera entry system, illuminated light switches. Door to the utility cupboard with MVHR system control panel, HW tank, electric meter and washer/dryer.

Living Room
A well proportioned room with double glazed French door onto a patio with privacy fencing. Carpeted, curtains and window blind, electric heater, overhead lighting, numerous electric sockets, TV and telephone point and with ample space for a small dining table and chairs.

Kitchen
Fitted kitchen with integrated ceramic hob with Stainless Steel cooker hood and splash back, raised level oven and fridge/freezer. An anthracite composite sink and lever mixer taps sits beneath a window overlooking the front of the development Ample sockets and cupboards, under cupboard and overhead lighting.

Bedroom
Generous sized with window overlooking the front of the development. Carpeted, electric heater, overhead lighting, window blind, numerous electric sockets, TV and telephone point. Walk-in wardrobe with shelving and hanging space.

Shower Room
Large walk-in shower with mixer taps, adjustable shower head and hand rail. Vanity unit with wash basin and mirror above, mirror light and shaving point. WC. Wall mounted heated towel rail.

Car Parking Space
A car parking space is included in the price of the apartment.

Service Charge
What your service charge pays for:

• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £5,036.04 for financial year ending 31/08/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information
Lease: 999 years from 1st Jan 2023

Moving Made Easy & Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
For more information check our web page additional services or speak with our Property Consultant.

• Super Fast Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













