



**Taylor's**

Liddiard Court, Belfry Drive, Wollaston, DY8 3SD

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Delightfully positioned on the GROUND FLOOR of this now established 'Retirement Living' development, known as Liddiard, this attractive and modern one-bedroom apartment offers a well-considered and recently decorated layout. The accommodation briefly comprises: a welcoming reception hall, a spacious sitting room with a door providing DIRECT ACCESS TO THE REAR GARDENS, a fitted kitchen, a generous DOUBLE bedroom with fitted wardrobes, a SHOWER ROOM, and a deep storage cupboard.

The development features a secure intercom-controlled entrance leading to a communal foyer, along with a residents lounge, laundry room, and the reassuring presence of a house manager. The landscaped gardens and grounds are professionally maintained. Additionally, there is provision for residents and visitors car parking.

This property is offered for sale with NO UPWARD CHAIN, providing an excellent opportunity for those seeking a peaceful and SECURE retirement setting.

Tenure: Leasehold. 125 years from 1 April 1993, annual ground rent approx. £450, annual service charge approx. £3500. Construction: Standard/Purpose Built. Services: All mains (No gas). Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band B. EPC C.

**Entrance Hall** - 2.74m x 0.91m (9'0" x 3'0")

**Kitchen** - 2.21m x 1.68m (7'3" x 5'6")

**Living Room** - 4.47m x 3.1m (14'8" x 10'2")

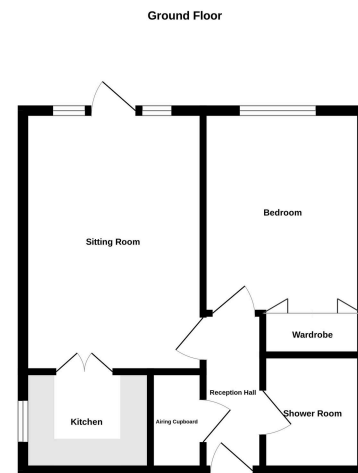
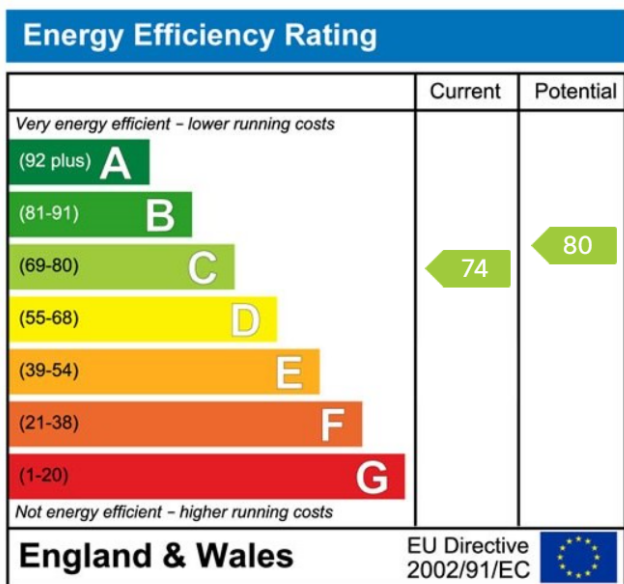
**Shower Room** - 2.01m x 1.65m (6'7" x 5'5")

**Bedroom One** - 3.53m x 2.67m (11'7" x 8'9") Plus fitted wardrobes





- GROUND FLOOR APARTMENT
- NO UPWARD CHAIN
- DIRECT ACCESS TO COMMUNAL GARDENS
- DEVELOPMENT LOUNGE
- ONE BEDROOM
- MODERN SHOWER ROOM
- HOUSE MANAGER
- COMMUNAL LAUNDRY FACILITY



Measurements are approximate. See EPC for details. Questions please email: info@taylorsestateagents.co.uk

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