



FRASER
REEVES



FRASER
REEVES



FRASER
REEVES



FRASER
REEVES

HEALD FARM COURT
STURGESS STREET
NEWTON-LE-WILLOWS
WA12 9HP



FRASER
REEVES

HEALD FARM COURT, NEWTON LE WILLOWS, WA12 9HP

****Comfortable and Accessible****

****100% Ownership****

****Downsizing opportunity****

Discover the perfect blend of independence, comfort and community at Heald Farm Court, an exclusive development for the over 55s in the heart of Earlestown's regeneration area.

This thoughtfully designed first floor apartment is ideal for those looking to downsize without compromising on lifestyle. Located just a short walk from local shops, the popular weekly markets, and excellent transport links via both the bus and railway stations, it offers both convenience and opportunity for day trips and visits further afield.

Accessibility is at the heart of this home, with wider internal doors to accommodate mobility needs, and a modern, step-free wetroom for safe and easy living. The spacious layout features practical design throughout, including generous hallway storage and a bright and airy living area.

Key Features Include:

- 100% ownership
- Sunny, private balcony
- First floor location with lift
- Large hallway cupboards for practical storage
- Resident and visitor parking
- Wetroom with level access shower
- Fully staffed reception desk for resident support
- On-site café, salon, communal gardens and laundry facilities
- Optional social activities including gardening, games, and exercise classes

Heald Farm Court offers a warm, welcoming community for those wanting to enjoy their retirement years with peace of mind and plenty of opportunity to socialise – all while living independently.

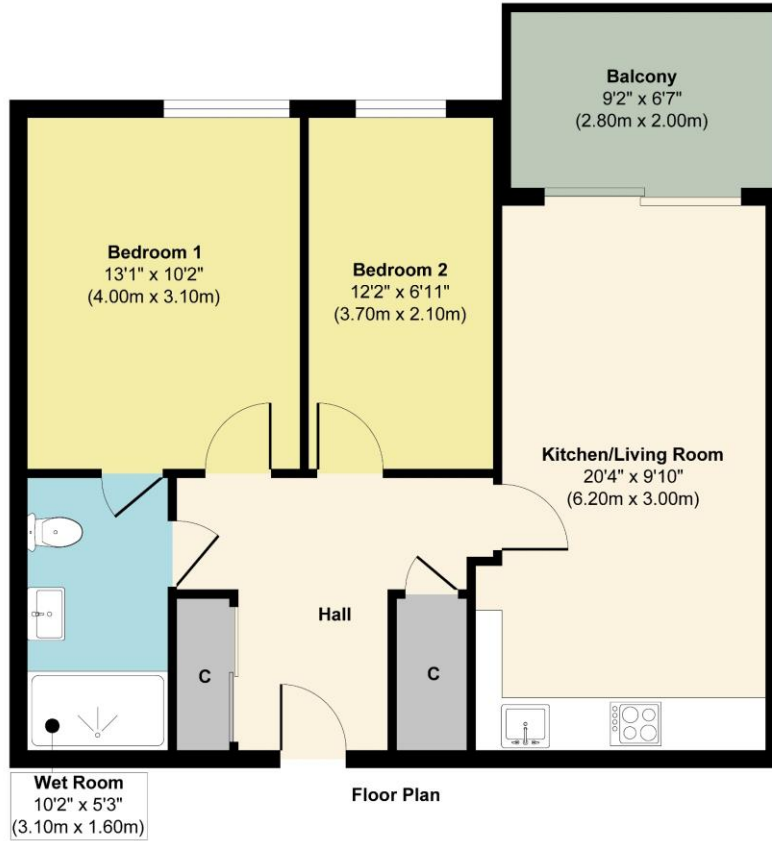
A monthly ground rent and service charge applies.

Make the move to easy, independent living – with support and community on your doorstep.

Arrange your viewing today; call us on 01925 222555

Please note that any potential purchasers that they would need to undergo a risk and needs assessment prior to their offer being accepted





Approx. Gross Internal Floor Area 617 sq. ft / 57.38 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick

Heating type: Community Scheme Heating

Broadband (if known): Standard download 8 mbps, upload 0.9 mbps, Superfast download 72 mbps upload 18 mbps, Ultrafast not currently available

Mobile Signal/Coverage: EE 79%, Three 85%, Vodafone 77%, O2 78%

Flood Risk: Surface water Medium, Rivers and Sea very low.

Local Authority:

St Helens Borough Council

Council Tax:

Tax Band B

Tenure:

Leasehold

Ground rent £250 per annum. 125 year lease from 2011.

Service charge £5007.36 per annum.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

103 High Street. Newton-le-Willows WA12 9SL

Tel: 01925 222555

www.fraser-reeves.co.uk

Fraser Reeves Estate Agents

@FraserReevesEA

fraserreevesestateagents

