



**Taylor's**

Liddiard Court, Belfry Drive, Wollaston, DY8 3SD

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Situated within the ever popular Liddiard court, this spacious and well-designed one-bedroom ground floor apartment offers an excellent opportunity for those aged 60 and over seeking comfort, convenience, and a strong sense of community. From the moment you step inside, the property feels bright, airy, and welcoming, benefitting from well-planned layout.

Managed by firstport, Liddiard Court is renowned for its beautifully maintained communal gardens. Residents enjoy a host of benefits including a lift, a welcoming communal lounge for socialising, a laundry room, and a comfortable guest suite available by prior arrangement. For added peace of mind, there is a secure intercom entrance, an emergency assistance pull-cord system, and a friendly on site house manager during office hours, ensuring a safe, well managed environment.

With its fantastic location, impressive ground floor accommodation, and direct access to the gardens, this attractive apartment is certain to generate high levels of interest. early viewing is strongly advised. No upward chain.

Tenure: Leasehold. Lease term: 125 years from 1 April 1993, Service Charge: £3920.14 per annum, Ground Rent: £257.72 per 6 months. 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 C. EPC C.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

**Entrance Hall** - 2.31m x 2.13m (7'7" x 7'0") At widest points

**Kitchen** - 2.62m x 2.31m (8'7" x 7'7")

**Living Room** - 5.97m x 3.2m (19'7" x 10'6") At widest points

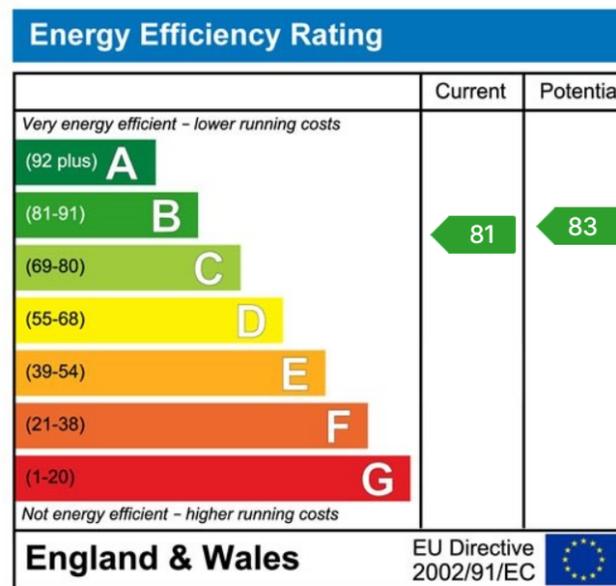
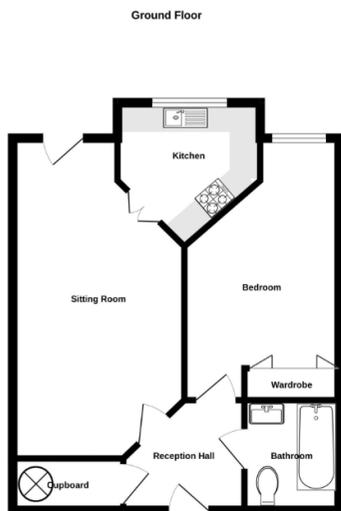
**Bathroom** - 2.03m x 1.63m (6'8" x 5'4") At widest points

**Bedroom One** - 4.14m x 3.05m (13'7" x 9'12")





- GROUND FLOOR
- NO UPWARD CHAIN
- RECENTLY REPLACED PATIO
- ONE BEDROOM AREA
- FANTASTIC RETIREMENT DEVELOPMENT IN THE HEART OF WOLLASTON
- RESIDENTS AND VISITORS PARKING



**MISREPRESENTATION ACT 1967:** These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.