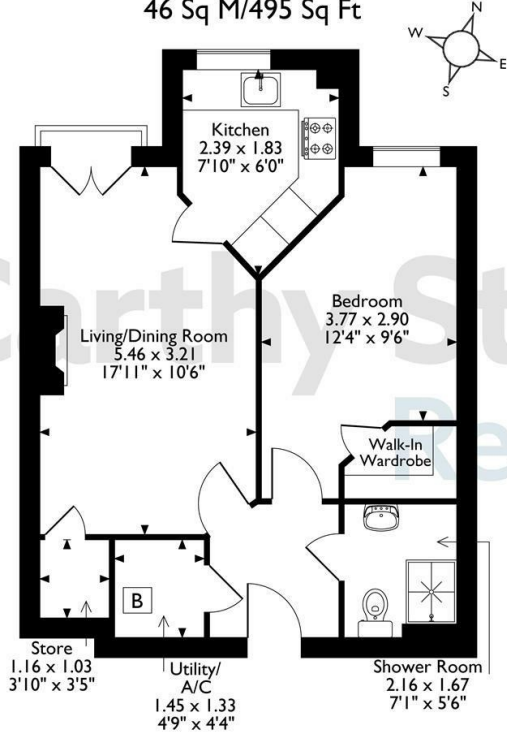


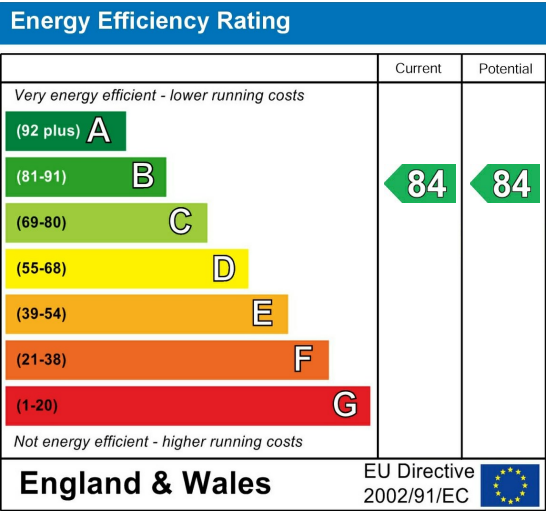
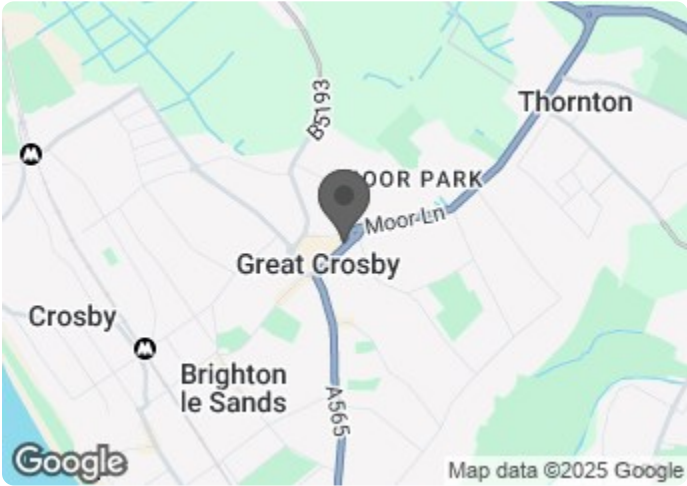
Grove Court, Flat 30, 20, Moor Lane, Liverpool
Approximate Gross Internal Area
46 Sq M/495 Sq Ft



First Floor

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



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30 Grove Court

20 Moor Lane, Liverpool, L23 2AA



Asking price £165,000 Leasehold

A well presented one bedroom first floor apartment with JULIET BALCONY from the living room.

Grove Court is a McCarthy Stone retirement living development with visiting house manager and communal lounge where social events take place.

****Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information****

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Grove Court, 20 Moor Lane, Crosby, Liverpool

Summary
Grove Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 46 one and two-bedroom retirement apartments for the over 60s. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

Local Area
Grove Court is situated in the small picturesque village of Crosby, Merseyside. There is a wide variety of amenities and offers a selection of shops and restaurants to suit all tastes. Crosby has two and a half miles of sandy beach. It also has the Antony Gormley world famous structure "Another Place". This sculpture has 100 cast iron figures looking out to sea. It is a very popular tourist attraction. A beautiful place to enjoy a stunning sunset. There are excellent bus links within walking distance of the flat with regular services to Liverpool city centre and Southport. Crosby Sand Dunes are one of the most important wildlife sites in England, so it's the perfect choice for nature lovers looking to discover beautiful landscapes in your retirement. Crosby train station offers services to local areas and is found on the Northern Line of the Merseyrail Network which puts it between Southport and Liverpool. Trains run every 15 minutes with connections available from early morning until late evening.

Entrance Hall
Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with plumping for a washer / dryer. Illuminated light switches, smoke detector, apartment security

door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedroom and shower room.

Living Room
Spacious living room with large French doors which allow lots of natural light in and provide views towards the rear gardens and car park beyond. The room provides ample space for a dining table and has an electric fire with surround which acts as an attractive focal point. The floorplan for this apartment has the benefit of a door leading to a walk in storage cupboard. TV and telephone points, two ceiling lights and raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen
Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting. Modern kitchen with a range of units, with a roll top work surfaces over. Stainless steel sink unit with mixer tap sits below the window. Inset waist height (for minimal bend) electric oven with space above for a microwave. Four ring electric hob with splash back and extractor hood. Recessed integral fridge freezer. Over counter lighting and central ceiling light, tiled floor and ventilation system.

Bedroom
Spacious bedroom with the benefit of a door which leads to a walk in wardrobe with shelving and hanging rails. TV and telephone points, ceiling light and raised electric power sockets

Shower Room
Fully tiled and fitted with suite comprising of level access full width shower, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas

1 Bed | £165,000

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

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

Annual service charge is £2,698.68 for the financial year ending 30th June 2026

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200)'.

Car Parking (Permit Scheme)
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information
Ground rent: £425 per annum
Ground rent review: 1st Jan 2031
Lease: 999 years from 1st Jan 2016

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 that can assist with service charges or living costs.
- 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 WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Fibre to the Cabinet & Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

