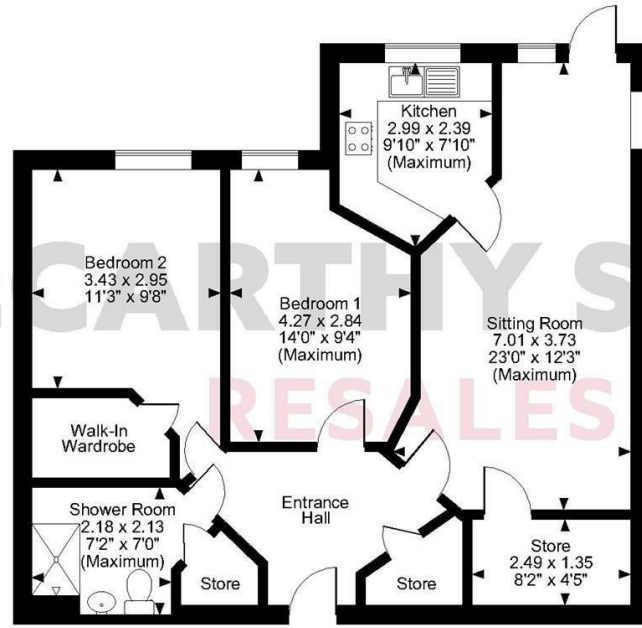


Grove Court, Moor Lane, Liverpool, Merseyside
 Approximate Gross Internal Area
 774 Sq Ft/72 Sq M



Ground Floor

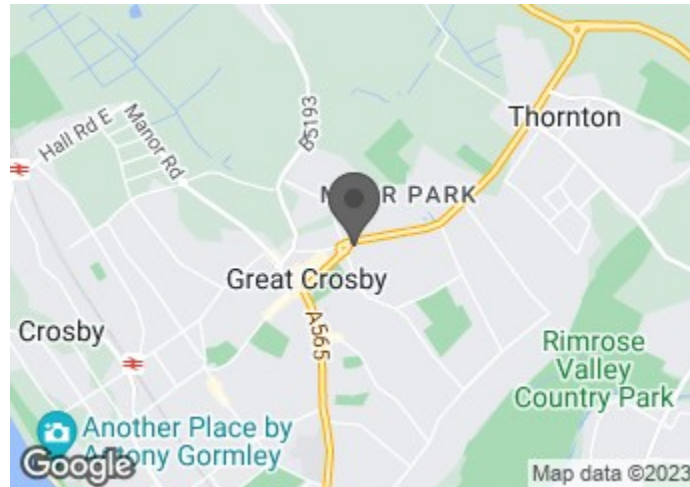
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

4 GROVE COURT 20 MOOR LANE, LIVERPOOL, L23 2AA



COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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.



TWO BEDROOM APARTMENT on the GROUND FLOOR of this MCCARTHY STONE age exclusive OVER 60's retirement development. Crosby centre shops and amenities only a minute away.

ASKING PRICE £240,000 LEASEHOLD

For further details, please call **0345 556 4104**
 resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

GROVE COURT, 20 MOOR LANE, CROSBY, LIVERPOOL

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 apartments boast Sky/Sky+ connection points in living room, fitted wardrobes in main bedroom and video entry system from the main doors with visual direct to your TV. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. 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). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

LOCAL AREA

With 2 1/2 miles of sandy beach and a friendly village atmosphere, only 20 minutes by train from the centre of Liverpool, Crosby has long been one of the most desirable corners of the Merseyside metropolis. Characterised by its natural attractions and relaxed way of life, it is packed full of local parks which are sure to make it a hit with nature lovers while it's sensational beach make it a great coastal retreat for retirees. Alongside the stunning beach views, Crosby also has an exceptional marine park which includes plenty of stunning attractions for visitors to enjoy. The beach is also home to Anthony Gormley's mesmerising Another Place: 100 cast-iron figures spread along the beach. In addition to the impressive natural scenery, Crosby high street is thriving thanks to shops such as Satterthwaites Bakehouse and the proudly local

Pritchards Bookshop. There's a refreshing range of restaurants and cafes alongside banks, chemists, supermarkets, a Post Office and other national retailers and independent shops.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall with wooden flooring - 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 which houses a washing machine / dryer. Illuminated light switches, smoke detector and apartment security door entry system with intercom. Doors lead to the lounge, bedrooms and bathroom.

LOUNGE

Larger than average lounge with wooden flooring benefiting from french doors leading to a patio area overlooking the communal grounds. Its unique floorplan provides a separate area for dining. There is a feature fire surround which acts as an attractive focal point. TV and telephone points, Sky/Sky+ connection point, ceiling lights, fitted carpets, raised electric power sockets. Additionally, there is a very useful store room with a freezer and also shelving. Partially glazed door leads onto a separate kitchen.

KITCHEN

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window above. Eye level oven, induction hob, cooker hood, fridge and integrated dishwasher.

MASTER BEDROOM

Spacious bedroom with door to walk-in wardrobe housing rails and shelving. TV and telephone points,

2 BED | £240,000

Sky/Sky+ connection point, ceiling light, fitted carpets, raised electric power sockets.

BEDROOM TWO

Second bedroom which can be used for dining or a study. Ceiling light, fitted carpets, raised electric power sockets.

BATHROOM / WETROOM

Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and illuminated mirror. Shaving point, electric heater, heated towel rails and extractor fan. Useful additional room for storage.

SERVICE CHARGE

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

The service charge is £3,278.40 per annum (for financial year end June 2023).

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.

CAR PARKING PERMIT SCHEME -SUBJECT TO AVAILABILITY

Parking is by allocated space subject to availability. The fee is usually £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

LEASEHOLD

999 years from 2016

Ground rent: £495 per annum

Ground rent review: Jan 2031

