

18 ALDER HOUSE
LEIGHSWOOD ROAD, WS9 8AS



OFFERS IN THE REGION OF £250,000 LEASEHOLD

For further details, please call **0345 556 4104**
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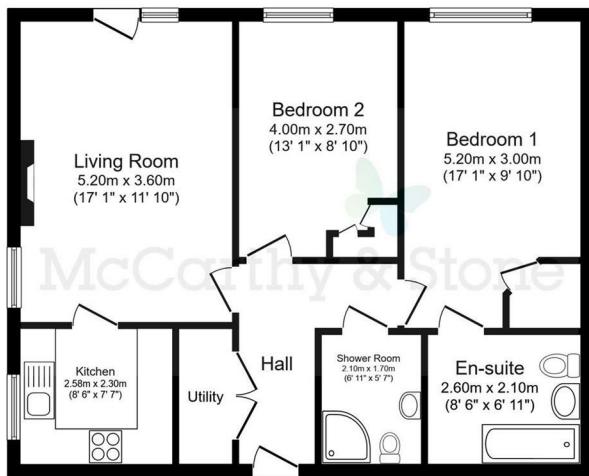
2 BEDROOMS £250,000

Expertly designed and constructed TWO BEDROOM RETIREMENT APARTMENT situated on the first floor in a our Alder House development. Part of our retirement living range of properties.



KEY FEATURES

- Homeowners' lounge
- Guest suite
- Landscaped gardens
- Lift to all floors
- Mobility scooter charging point
- 24-hour emergency call system
- Fire detection equipment
- Intruder alarm & smoke detector
- Video door entry systems



Total floor area 71.2 sq.m. (767 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	83
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	84
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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. 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.

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales

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