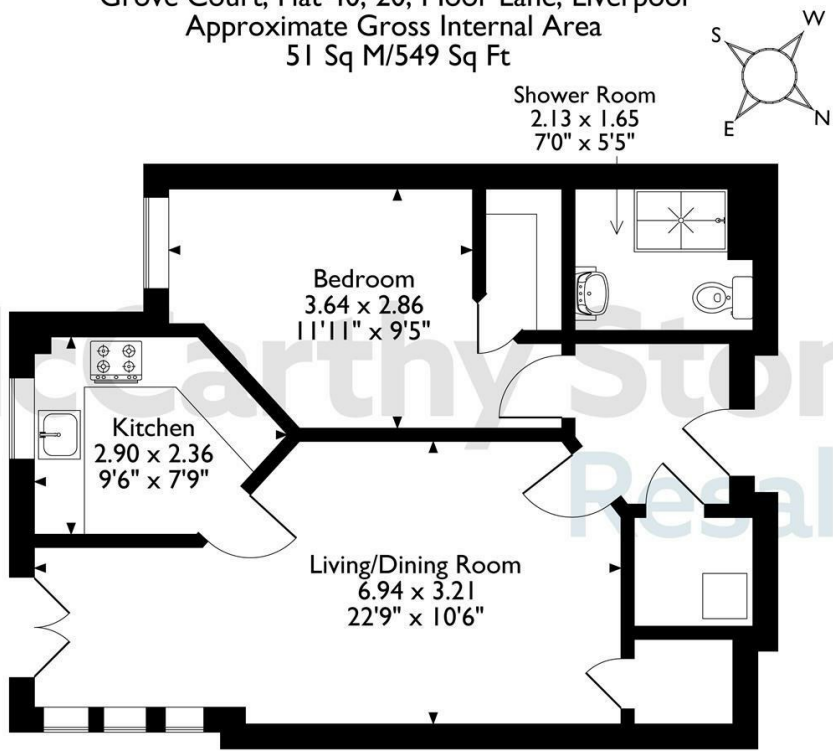


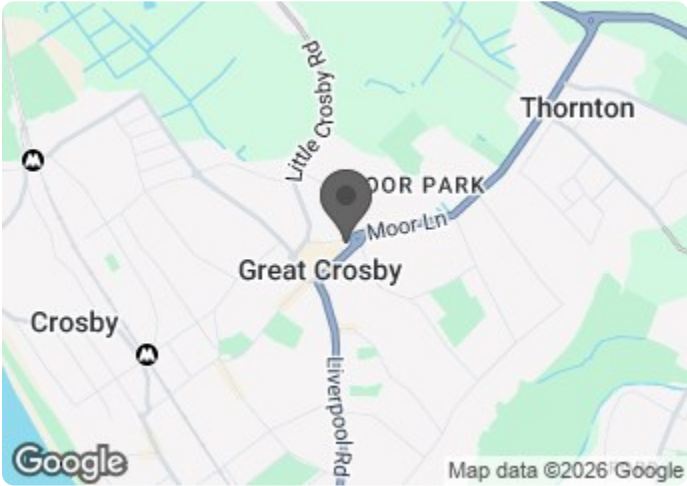
Grove Court, Flat 40, 20, Moor Lane, Liverpool  
Approximate Gross Internal Area  
51 Sq M/549 Sq Ft



Second Floor

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	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	

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40 Grove Court

20 Moor Lane, Liverpool, L23 2AA



Asking price £169,999 Leasehold

A WELL PRESENTED ONE BEDROOM SECOND FLOOR APARTMENT situated within a desirable RETIREMENT LIVING DEVELOPMENT for the OVER 60'S. \*Viewing highly recommended\*. Crosby local amenities and transport on your doorstep.

Call us on 0345 556 4104 to find out more.



# 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). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## 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. 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 bathroom.

## Lounge

Spacious lounge with ample space for a dining table. There is a feature electric fire with surround which acts as an attractive focal point. TV and telephone points. Fitted carpets, raised electric power sockets. Door leads to a walk in cupboard. Partially double glazed doors lead 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, ceramic hob, cooker hood and integral fridge freezer.

## Bedroom

Double bedroom with the benefit of a walk-in wardrobe with shelving and hanging rails. Ceiling lights, TV and phone point.



# 1 bed | £169,999

## Shower Room

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

## 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 does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. 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, 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.

