



McCarthy & Stone
RESALES

10 Grove Court 20 Moor Lane, Liverpool, L23 2AA
Asking price £169,950 LEASEHOLD

For further details
please call 0345 556 4104

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ONE BEDROOM GROUND FLOOR APARTMENT WITH PATIO WITHIN AN OVER 60'S RETIREMENT LIVING DEVELOPMENT.

Grove Court

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).

Local Area

With 2½ 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 - 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 lounge, bedroom and bathroom.

Lounge

Spacious dual aspect lounge benefiting from a door leading onto the patio area and landscaped gardens. An additional side window makes this room bright and airy. There is a feature electric fire with surround which acts as an attractive focal point and ample space for dining. TV and telephone points, Sky/Sky+ connection point. Useful storage room. Two ceiling lights, fitted carpets, raised electric power sockets. Partially double 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. Oven, ceramic hob, cooker hood and integral fridge freezer.

Bedroom

Double bedroom with door to walk-in wardrobe housing rails and shelving. TV and telephone points, Sky/Sky+ connection point. Ceiling light, fitted carpets, raised electric power sockets.

Bathroom

Tiled and fitted with suite comprising of level access shower with glass screen. Low level WC, vanity unit with wash basin and illuminated mirror. Shaving point, electric heater, heated towel rails 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. 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 Information

Lease Length: 999 years from 2016

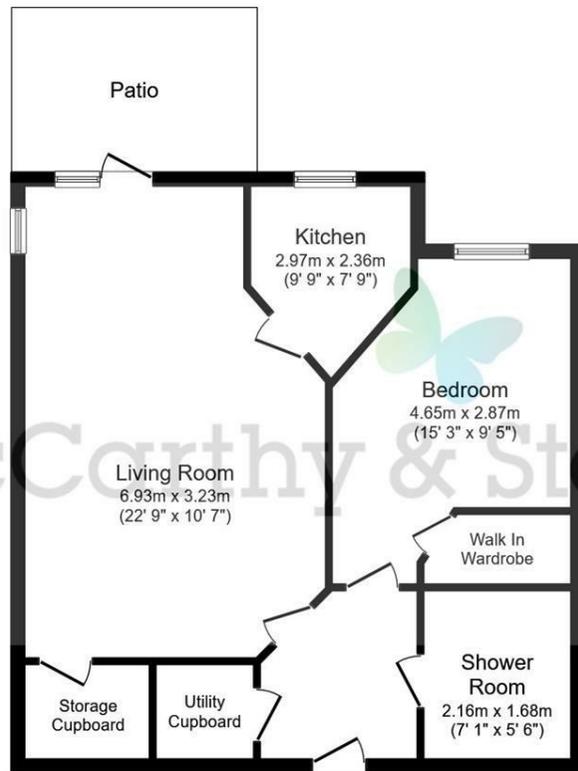
Ground rent: £425 per annum

Managed by: McCarthy and Stone Management Services

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







Floor Plan

Total floor area 49.0 sq. m. (528 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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