

43 St Clement Court

Manor Avenue, Manchester, Greater Manchester, M41 9JE



PRICE: £150,000

Lease: 125 years from 2004

Property Description:

A TWO BEDROOM THIRD FLOOR RETIREMENT APARTMENT **GROUND RENT FREE**

St Clement Court was constructed by McCarthy & Stone (Developments) Ltd and comprises one and two bedroom retirement flats, each benefiting from its own private front door, entrance hall, lounge/dining area, fitted kitchen and fitted bathroom. The development has the advantage of a Development Manager who, along with the Appello call system, ensures that help is always at hand. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

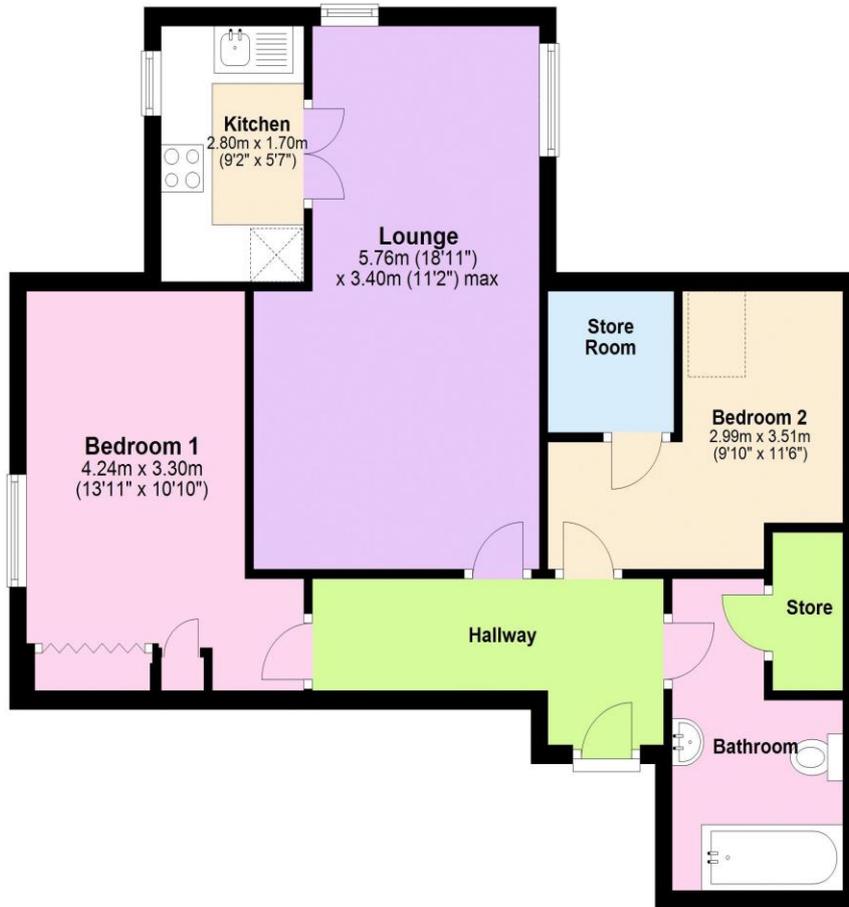
- Residents lounge
- Guest Suite
- Lift to all floors
- Minimum Age 60
- 24 hour emergency Appello call system
- Lease: 125 years from 2004
- Development Manager



**For more details or to make an appointment to view, please contact
Mr Jordan Joice**

Flat

Approx. 59.3 sq. metres (637.8 sq. feet)



Total area: approx. 59.3 sq. metres (637.8 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(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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For Financial Year Ending:

28/02/2025

Annual Ground Rent:

£0

Ground Rent Period Review:

N/A

Annual Service Charge:

£3,184.42

Council Tax Band:

C

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.