

## 31 Greenways Court

2-4 Plymyard Avenue, Bromborough, Wirral, CH62 6BF



**PRICE: Offers in Excess of  
£80,000**

**Lease: 125 years from 2002**

### Property Description:

**A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR WITH A JULIETTE BALCONY** Greenways Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 40 properties arranged over 3 floors each served by lift. The development is in a brilliant location within the heart of Bromborough, there are many transport links close by with bus stops and the railway station which can take people into Liverpool. There are many local shops and amenities close by including a chemist, post office, cafes and a Cooperative. Social activities for the residents are brilliant ranging from coffee mornings to bingo nights and live entertainment. Well maintained gardens with seating areas are ideal for the summer where residents can enjoy the sunshine.

Residents' lounge  
24 hour emergency Appello system  
Communal Grounds  
Lift to all floors  
Minimum Age 60

Guest Suite  
Development Manager

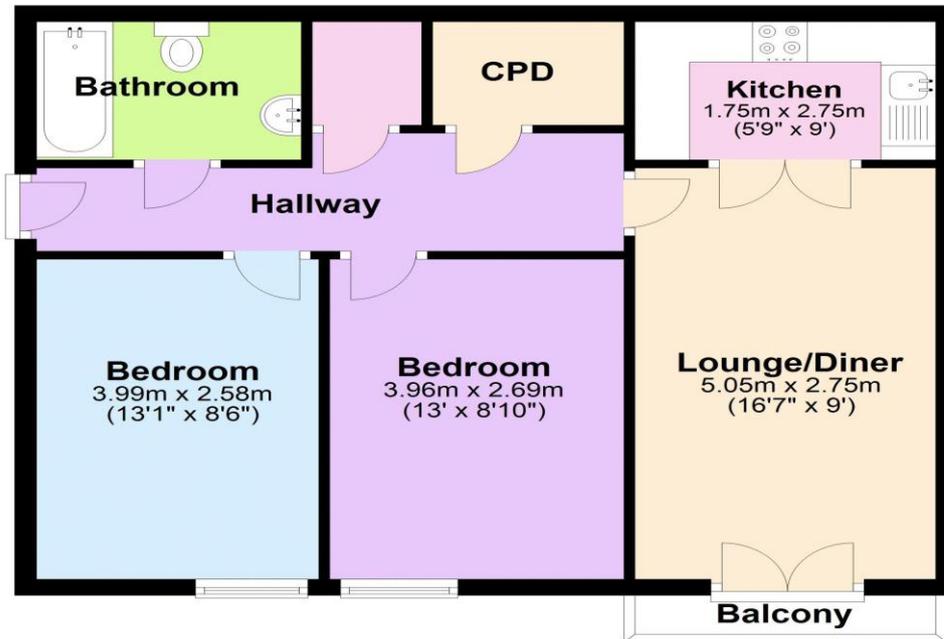
Lease: 125 years from 2002



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

### Floor Plan

Approx. 57.1 sq. metres (614.5 sq. feet)



Total area: approx. 57.1 sq. metres (614.5 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/08/2024**

**Annual Ground Rent:**

£N/A

**Ground Rent Period Review:**

**Next Uplift 2025**

**Annual Service Charge:**

£TBC

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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