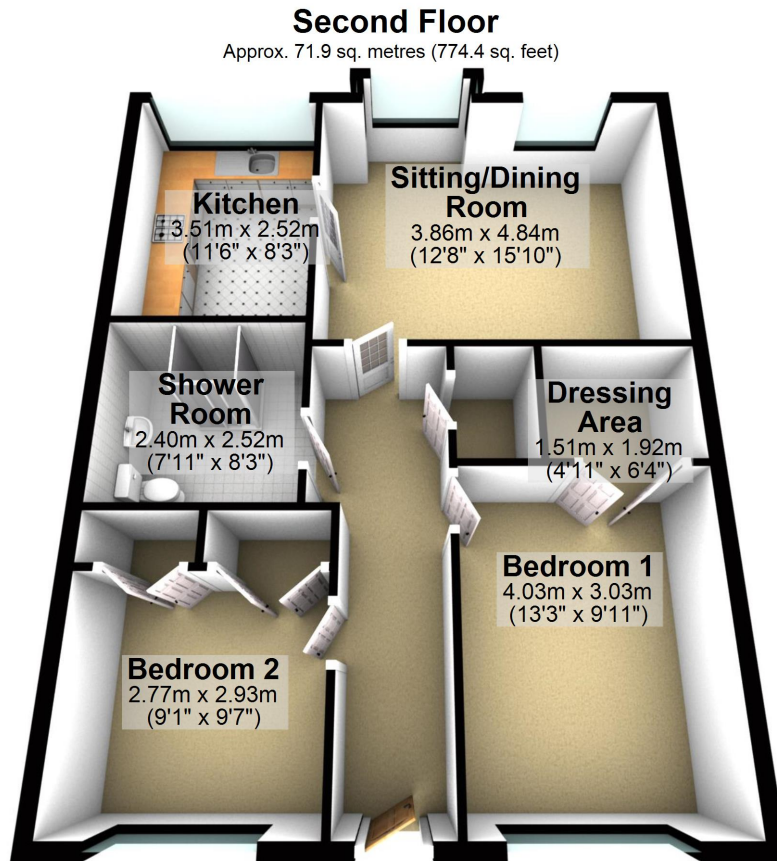




- A 2 bedroom luxury retirement apartment
- Located in The Blundellsands Court
  - Communal facilities
- CCTV, electric key fob system with gated entry to the car park
  - 24/7 Onsite support
- Centrally heated and double glazed







Total area: approx. 71.9 sq. metres (774.4 sq. feet)

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**\*\* Secure your capital and maintain your independence! \*\***

A 2 bedroom luxury apartment within an exclusive retirement scheme. Fully optimised to enable independent living including walk in shower room, specially designed kitchen and flexible living dining space.

**\*\* The Scheme \*\***

- Recent full redecoration, new carpets and UPVC windows have been replaced (including electrically operated openings.
- CCTV, electric key fob system and gated entry to the car park)
- Onsite communal facilities including lounge, function room, visitor guest suites and communal gardens
- Lift accessed with excellent views across Crosby
- Lively residents community with lots of events.
- Optional on-site restaurant or alternatively it can be delivered to your door!
- Laundry service available
- Weekly service clean included and 24/7 onsite management with links to emergency pull cord located in each room
- Nearby amenities include adjacent railway station, Crosby retail centre and Sefton coast line.

The Blundellsands Classic offers senior citizens the opportunity of retaining independence, improve quality of life and remain in their own homes for as long as possible.

It comprises of luxury apartments and bungalows, within a secure complex. It benefits from communal areas decorated to a high standard to include communal lounge, on-site restaurant, guest suite, landscaped gardens and ample secure gated car parking.

The services on offer are much greater than is usual in standard retirement apartments or sheltered housing. There is a team of staff 24 hours a day. The monthly service charge covers the costs of external maintenance, buildings insurance, up keep of the grounds and one and half hours of domestic assistance per week per individual property.

It is important to note that a significant proportion of the Service Charge relates to items which the prospective purchaser is responsible for in their present home, such as building insurance, building maintenance, gardening, and domestic help. Many purchasers are also eligible for Attendance Allowance at £55 or £82 a week, which is neither means-tested or taxable and advice on this subject is available to anyone making an enquiry.

This 2 bedroom apartment, offered at a competitive price to sell, is therefore a very affordable step toward

97 | SOUTH ROAD | WATERLOO | L22 0LR  
Tel: 0151 920 2404  
E-mail: [info@logicstates.co.uk](mailto:info@logicstates.co.uk)





ongoing independent living into later life. Friends and relatives will take great comfort in knowing you are well catered for and are encouraged to come and stay. Guest suites are available onsite. The restaurant is also open to guests (dependent upon ongoing Covid regulations).

#### The Apartment

- ☑ Fully redecorated finished with new carpet
- ☑ Electric key/ fob access
- ☑ Lift access and fully DDA compliant
- ☑ Generously wide hallway entrance and walk in storage
- ☑ 2 X double bedrooms, both with built in storage, the master room having a walk in dressing room.
- ☑ Wet room with walk in shower, hand basin and WC.
- ☑ Flexible living room with open plan dining area and views across Crosby.
- ☑ Specially designed built in kitchen providing easy access and support. It includes fitted fridge freezer, oven, hob, dishwasher and washing machine.
- ☑ Gas central heating throughout
- ☑ Recently upgraded UPVC windows with electric controlled opening in kitchen
- ☑ Emergency cords in every room
- ☑ Built in wall lighting

For all room sizes / Dimensions please see the floorplans.

Title Number(s) - MS515103, MS379808

Tenure - Leasehold

Lease Start Date - 01 Jul 1904

Lease End Date - 01 Jul 2903

Lease Term - 999 years from 1 July 1904

Lease Term Remaining - 882 years

Local Authority - Sefton Council

Council Tax - Band C

Annual Price: £1,815.55

Conservation Area - Blundellsands Park, Sefton, 1982

Flood Risk - Very Low

Floor Area - 710.42 ft<sup>2</sup> / 66 m<sup>2</sup>

Plot size - 1.95 acres (2 Plots)

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