
Roby Court, Twickenham Drive, Liverpool, L36

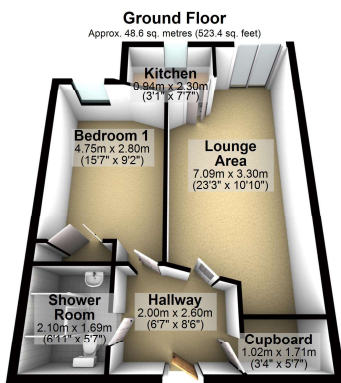
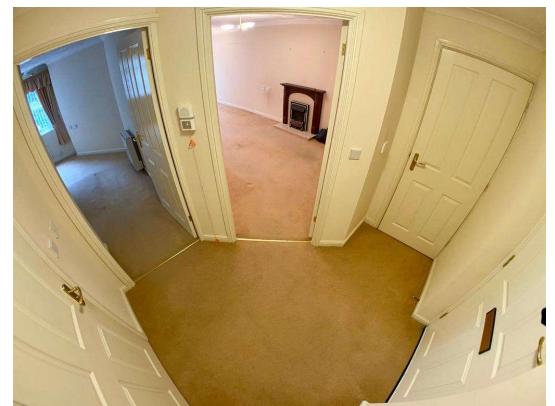
Asking Price: £59,870



- Resident's lounge and WC
- Guest Suite
- Lift to all floors
- CCTV and automatic front doors
- Minimum Age 60
- 24-hour emergency Appello call system
- Leasehold – 125 years from 2004
- Communal laundry
- Communal kitchen area

Roby Court was constructed by McCarthy & Stone (Developments) Ltd and comprises one- and two-bedroom retirement apartments, 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.

New to the market is this beautiful and well-maintained ground floor one-bed retirement apartment. Situated within the sought after residential area of Roby, within walking distance of local shops, this apartment is an ideal location.



This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Purchasers are responsible for taking their own measurements and checking dimensions etc. Plan produced using PlanUp.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Revive Property Sales and Lettings Limited Company Number 12457348
Registered Office: 3 County Road, Walton, Liverpool, L4 3QA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	84
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	