

FLAT 21, BECHERS COURT 125 ORMSKIRK ROAD, AINTREE LIVERPOOL, L9 5AE



Goldsborough Estates are delighted to offer for sale this attractive and well maintained one bedroom apartment with excellent end location on the ground floor.

£41,950



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**INVESTOR
IN PEOPLE**

21 BECHERS COURT

Bechers Court is located amongst attractive landscaped gardens. Conveniently located, Bechers Court is close to a wide variety of shopping facilities as well as local attractions including Aintree race course, cinema and arts centres.

This very sociable development hosts a variety of regular events such as musical evenings, bingo and quiz nights for those who wish to join in. Residents often enjoy other social activities outside of the development such as a luncheon club and snooker events.

The following features are included within this development.

1. Lift giving easy access to all floors.
2. Carpeted communal areas.
3. Fitted communal laundry.
4. Furnished residents communal lounge with self contained kitchen
5. Guest suite, available at reasonable cost for the exclusive use of residents' guests.
6. Resident House Manager.
7. Landscaped gardens.

Combining safety, security and ease of living this **ONE BEDROOM GROUND FLOOR APARTMENT** includes the following:

1. Electric heating.
2. Sealed Unit double glazing.
3. Emergency call points offering 24 hour cover.
4. Security entry phone controlling outer door.

Communal Lounge of Bechers Court



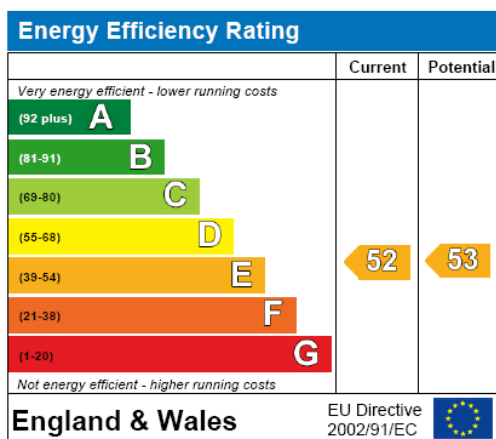
21 BECHERS COURT

Goldsborough Estates are delighted to offer for sale this attractive and well maintained one bedroom apartment with excellent end location on the ground floor overlooking the green and development gardens.

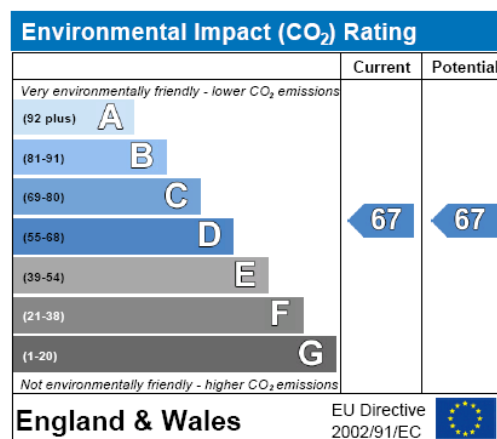
Briefly comprising:

- Spacious and light lounge boasting a fire with surround and full length window with views over the front gardens of the development.
- Fully fitted kitchen off living room with built in oven and hob.
- Double Bedroom with laminate flooring and views over the front gardens of the development.
- Bathroom with white suite including walk in shower, WC and basin.

Environmental and Energy Rating Graphs



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

A full Energy Performance Certificate is available for this property free of charge upon request from the agents Goldsborough Estates Ltd.

21 BECHERS COURT

Leaseholders Information

<u>Tenure:</u>	Leasehold.
<u>Length of Lease:</u>	125 Years from 30 May 1991
<u>Prescribed Age:</u>	Residents must be 60 Years of Age. If a couple, the second may be under 60.
<u>Pets Policy:</u>	Please contact us on 0800 7316287 to discuss the Pets Policy at Bechers Court.

Breakdown of Charges for 1st January 2012 – 31st December 2012

<u>Service Charge:</u>	£571.96 per quarter to 31 December 2012 Includes a contribution to a sinking and redecoration fund.
<u>Building Insurance:</u>	£73.20 per annum to 14 January 2013
<u>Managing Agents:</u>	Goldsborough Estates Ltd
<u>Viewing:</u>	Strictly by appointment with the Agents, Goldsborough Estates, Freephone: 0800 731 6287. The office is open 9am to 5.30pm Monday to Friday.

N.B The electrical appliances located throughout the property have not been tested by Goldsborough Estates. Prospective purchasers are strongly advised to check that all items included in the sale are in good working order.

Freephone 0800 731 6287
www.goldsboroughestates.co.uk