



Asking Price £85,000 Leasehold

1 Bedroom, Apartment - Retirement

4, Bechers Court Ormskirk Road, Old Roan, Aintree, Liverpool, L9 5AE



0800 077 8717



sales@churchillsl.co.uk



churchillsl.co.uk

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Bechers Court

Nestled in a popular residential area of Aintree and close to the famous Aintree Racecourse and canal, Bechers Court is a stunning development comprising of 30 one-bedroom apartments and 5 two-bedroom apartments all located on ground and first floor.

Built on a large area of land previously owned by the British Legion. Bechers Court is an ideal location for all public transport with great road and rail links. Old Roan train station a few minutes away, as well as regular public bus services with stops conveniently located near the development. For trips further afield, the nearest airport is Liverpool John Lennon Airport which is 17 miles away or Manchester Airport which is 29 miles away which are all well served by close motorway connections.

Local shops are just a short stroll across the road having a local butcher, pharmacy, Tesco express, hairdressers, post office, bakery and more. Aintree shopping park and Aintree Racecourse Retail Park are all within walking distance which includes a much wider variety of larger branded stores including, Marks & Spencer, Next, Hobbycraft, TK Maxx, Range, B & Q plus many more.

The Lodge manager is on hand throughout the day to support the Owners with any concerns or suggestions. The lodge manager maintains and keeps the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings, keep fit sessions to bingo nights and charity events.

Bechers Court has its own Laundry room comprising of washing machines & dryers for its owners to use.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Bechers Court has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure door entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Bechers Court is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Leasehold Properties were originally granted on a 125-year lease in 1991.

Bechers Court accepts residents over the age of 60.



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Property Overview

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT

Welcome to Bechers Court! Churchill Sales & Lettings are delighted to be marketing this wonderful one bedroom first floor apartment presented in very good order throughout.

The Living Room offers ample space for living and dining room furniture. A large bay window lets in lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a 4 ring electric hob with extractor hood over, an oven and a built-in fridge/freezer. A window provides light and ventilation.

The Bedroom is a good-sized double room with a range of fitted furniture. A large window keeps this lovely bedroom bright and light.

The Shower room offers a large shower with handrail, a WC and wash hand basin. A door opens to a storage cupboard.

Perfectly complementing this fantastic apartment is another useful storage cupboard located in the hallway.

Call us today to book your viewing at Bechers Court!



Features

- One bedroom first floor apartment
- Fully Fitted Kitchen
- Lodge Manager Available 5 Days a Week
- Owners' Lounge & conservatory with regular social events
- Great Location Close to the Shops & Excellent Transport Links
- 24 Hour Careline System for Safety and Security
- Owners' private car park
- Communal gardens



Key Information

Service Charge (Year ending 31st December 2025):
£3,971.14 per annum.

Ground Rent: Not collected at this development.

Council Tax Band: A

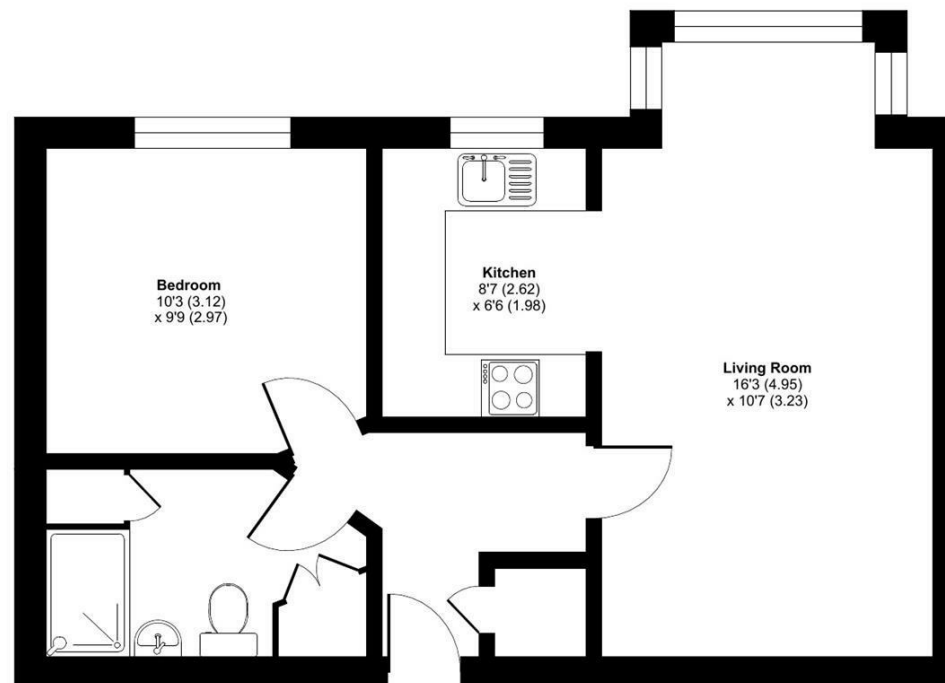
125 year Lease commencing May 1991

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 0.5% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

Approximate Area = 484 sq ft / 44.9 sq m
For identification only - Not to scale



EPC Rating: D

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1310983

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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