



Asking Price £99,995 Leasehold

2 Bedroom, Apartment - Retirement

17, Ashdale Court Huyton, Liverpool, L36 4QS

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Ashdale Court

Ashdale Huyton Court is situated in a quiet and attractive area of Roby in Liverpool. Residents enjoy their independence while being part of a supportive and welcoming community.

The court comprises 29 two bedroom apartments and bungalows, set in well-stocked and tended gardens which feature a number of pleasant seating areas. Residents have their own garden plots outside their properties. A Court Manager is on hand to provide help and support.

Close to the court you can find a local convenience store and a large supermarket, as well as a pub which puts on a regular quiz night and entertainment. There is also a Post Office, GP surgery, chemist and dentists, as well as a bingo hall, golf course, parks and a sports centre.

The Court Manager Service is an important and integral part of our approach to supporting our residents. It is designed to offer support and security to the court and those residents on court who need it. The service is about promoting and encouraging individuals to maintain their independence in their own home.

Ashdale has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the visiting Local Housing Manager during the day and 24 hours, 365 days a year by the Careline team.

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

Ashdale accepts residents over the age of 55.



Property Overview

TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT

Situated in a fantastic position in the development is this delightful two bedroom apartment. The property provides deceptively spacious accommodation and is presented in fantastic order throughout.

The Living Room offers modern decor and provides ample space for living and dining room furniture.

The Kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is an oven with a 4 ring electric hob, a washer/dryer and fridge/freezer. A window provides light and ventilation.

Bedroom One is a good-sized double with ample space for drawers and a wardrobe. A window keeps this lovely bedroom bright and light.

Bedroom Two could also be used as a separate Living Room, Study or Hobby Room.

The Shower Room offers a large shower, modern tiles, a WC and wash hand basin with vanity unit beneath.

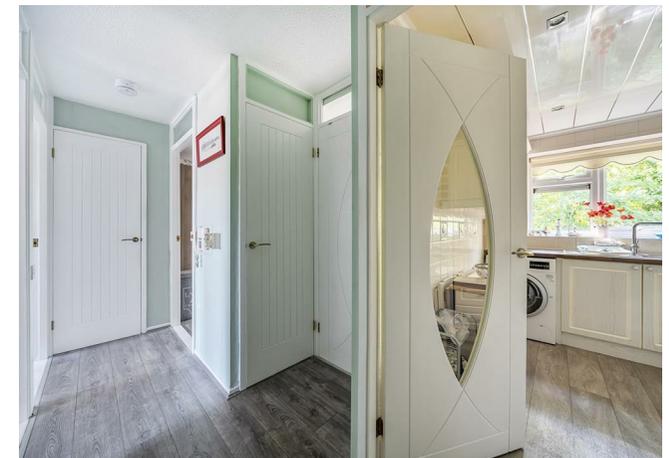
Perfectly complimenting this wonderful apartment is a useful storage cupboard located in the hallway.

This apartment simply must be viewed!



Features

- Two bedroom first floor apartment
- Local Housing Manager
- 24 hours Careline system for safety and security
- Owners' private car park
- Excellent transport links
- 70% shared ownership
- Communal gardens



Key Information

Service Charge (Year ending 31st March 2027): £3,229.71

Approximate Area = 587 sq ft / 54.5 sq m
For identification only - Not to scale

There is no Ground Rent collected at this development

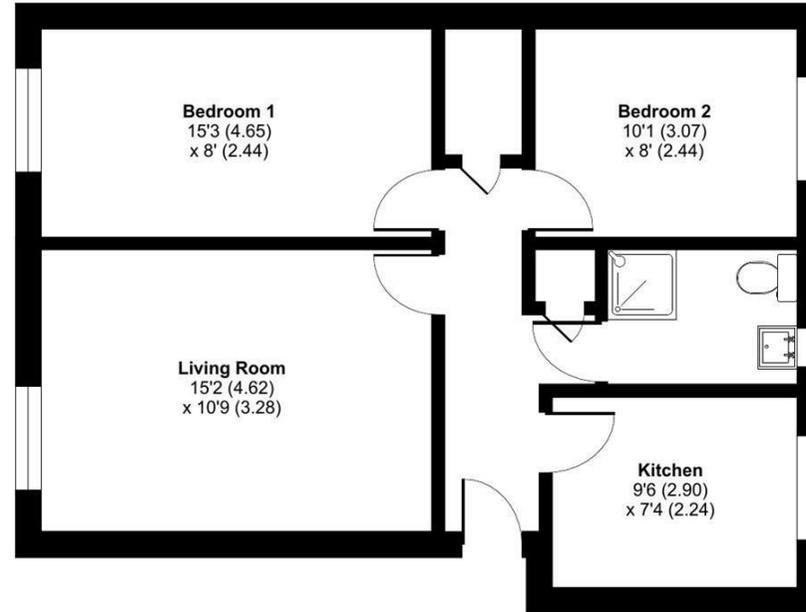
Council Tax Band B

125 Year Lease from 1st January 1997.

This is a Shared Ownership property with a 70% Share.

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, communal and Window cleaning and maintenance, garden maintenance, and Local Housing Manager.



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1345950

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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