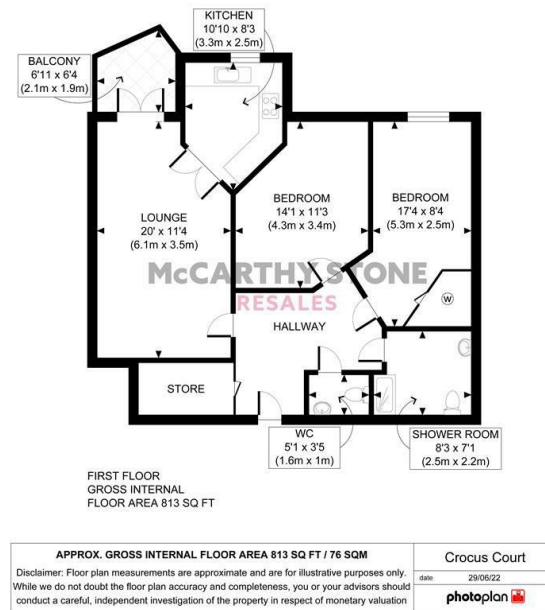


McCARTHY STONE RESALES

35 CROCUS COURT

STATION ROAD, POULTON-LE-FYLDE, FY6 7XJ



COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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****NEW PRICE FOR A QUICK SALE**** A rare opportunity to buy a beautifully presented two bedroom, 2 bathroom, retirement apartment. **NEWLY DECORATED- READY TO MOVE INTO.** The apartment benefits from a walk out balcony, and full length windows in both bedrooms, with views directly over the lovely, landscaped gardens. A sought after car parking space is included. One of the larger apartments in the complex, this would suit a couple, or an individual wanting a study, craft room or guest bedroom. The apartment is on the second floor and away from traffic. Viewing is highly recommended.

PRICE REDUCTION

ASKING PRICE £189,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

CROCUS COURT, STATION ROAD,

2 BEDROOMS £189,000

CROCUS COURT

Designed exclusively with the over 70's in mind, this Retirement Living PLUS development allows you to carry on living independently in a home you own, with the help of on-site flexible care and support if you need it, plus the benefit of a Bistro style restaurant serving delicious meals every day.

You can relax in the knowledge that with Retirement Living PLUS, the on-site team are on hand to provide assistance and flexible care and support 24 hours a day, 7 days a week. The apartments are wheelchair friendly and you'll find ovens and plug sockets set at waist height. There are easy to use lever taps and grab rails along the hallways, making getting around easier.

You'll also find a secure charging and storage area for mobility scooters. Peace of mind also comes from a door entry system linked to your TV, so you can see who's there before letting anyone in, and an intruder alarm, allowing you to relax in the knowledge that you're safe and secure. The spacious Homeowners Lounge is ideal for leading a full and active social life with both fellow homeowners and friends and family.

If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

LOCAL AREA

A beautiful market town, Poulton-Le-Fylde is located on the Fylde coastal plain and is part of the Blackpool urban area with regular rail links operating to the city centre of Preston. The railway itself is conveniently located within a quarter of a mile of Crocus Court.

The Market Place and Teanlowe centre are located within half a mile of the development and provide plenty of shops and amenities including Banks, Post Office, Pharmacies, coffee shops and restaurants. For those interested in traditional country

living, a local Farmers Market is held on the fourth Saturday of each month, selling locally grown produce in the local community hall.

THE APARTMENT

A rare opportunity to buy a beautifully presented two bedroom, 2 bathroom, retirement apartment. NEWLY DECORATED- READY TO MOVE INTO. The apartment benefits from a walk out balcony, and full length windows in both bedrooms, with views directly over the lovely, landscaped gardens. A sought after car parking space is included. One of the larger apartments in the complex, we feel this would suit a couple, or an individual wanting a study, craft room or guest bedroom. The apartment is on the second floor and away from traffic. Viewing is highly recommended.

ENTRANCE HALL

Front door with spy hole leads to the entrance hall where the 24-hour Tunstall emergency response system is situated, as well as illuminated light switches, smoke detector, a security door entry system and door to a walk in store/airing cupboard. Further doors lead to the bedrooms, living room and bathroom.

LIVING ROOM

This spacious room benefits from a dining area and a door to the walk out balcony overlooking landscaped gardens. The dining area itself provides ample space for a dining table and chairs. There are 2 ceiling light fittings, plenty of raised height plug sockets, a TV and telephone point and double opening, partially glazed doors to the separate Kitchen.

KITCHEN

A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. An electronically operated UPVC double glazed window sits above a single sink and drainer unit which has a mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting and tiled flooring.

BEDROOM ONE

This spacious double bedroom benefits from a full height window letting in plenty of light, with a central ceiling light, TV and phone point and emergency response pull cord. The room also has a walk-in wardrobe housing rails and shelving.

BEDROOM TWO

A spacious double bedroom, also with full height window, which can be used for a range of uses. Ceiling light, TV and phone point.

WETROOM

Full wet room with anti-slip flooring, tiled walls and fitted with suite comprising; level access shower, WC, vanity unit with wash basin and mirror above. Heated towel rail and emergency pull cord.

CAR PARKING

A car parking space is included with the sale of this apartment

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- One hour of domestic support per week is included in the service charge
- Care staff on-site 24-hours a day
- Running of the on-site restaurant
- Intruder alarm system

The service charge is £12,719.16 per annum up to financial year end 30/06/2024.

The Service charge does not cover external costs such as your Council Tax, electricity or TV.

LEASE INFORMATION

Lease Length: 999 years from June 2017

Ground rent: £510 per annum

Ground rent review: Jun 2032

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

