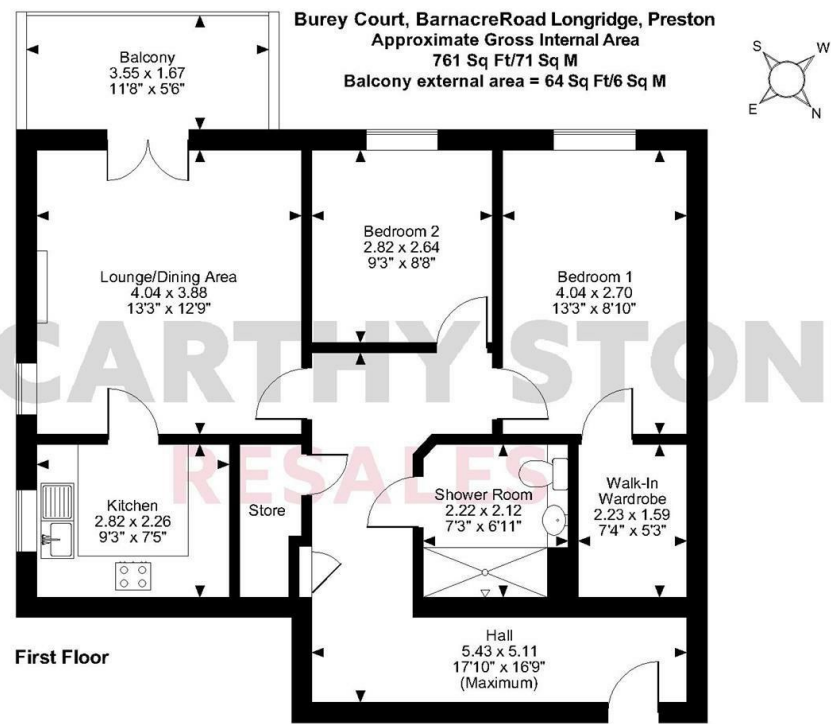


## 23 Burey Court

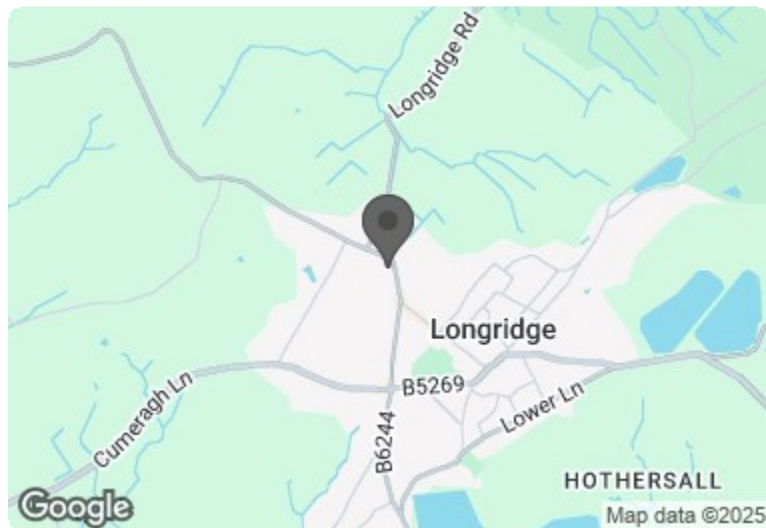
Barnacre Road, Preston, PR3 2PF

**PRICE REDUCED**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**PRICE REDUCTION**

**Offers over £210,000 Leasehold**

This two-bedroom, first-floor apartment comes with an included car parking space. It features a southwest-facing patio that opens onto gardens, making it an ideal choice for McCarthy Stone's retirement living, designed exclusively for those over 60.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



**Call us on 0345 556 4104 to find out more.**



# Burey Court, Barnacre Road, Longridge,

## 2 Bed | £210,000

PRICE  
REDUCED

### MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

### Summary

Burey Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 34 one and two-bedroom retirement apartments for the over 60s with lifts to all floors.

The apartments boast Sky/Sky+ connection points in living room, fitted wardrobes in main bedroom and video entry system from the main doors with visual direct to your TV. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The resident's lounge provides a great space to socialise with 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). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

### Local Area

A small but beautiful town set in the borough of Ribble Valley,

Longridge is a civil parish that forms part of Lancashire and is located just eight miles north-east of Preston.

Perfect for those looking to relax, Longridge offers plenty of natural landscapes to be enjoyed and is found at the western end of Longridge Fell which sits above the River Ribble. An Area of Outstanding Natural Beauty, the Southern end of the Forest of Bowland is right on your doorstep too.

As well as the strong scenic aspect, Longridge also provides access to many key amenities with the high street being within 180yards and Longridge library a 5 minute bus ride away. A Sainsbury's supermarket is located directly opposite the development while a range of unique shops and restaurants are found in the town.

Once a hub for cotton milling and quarrying, Longridge is now a highly desirable place to live that promises plenty of natural scenery, an interesting past and access to all the modern conveniences you could want.

### Entrance Hall

Front door with spy hole and letter box leads to the entrance hall. The 24-hour Tunstall emergency response pull cord system, illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord are all situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard, further doors lead to the lounge, bedrooms and shower room.

### Lounge

A bright and airy lounge benefiting from French doors that open to a walk-out balcony. There is ample space for dining and a feature wall mounted fire which acts as an attractive focal point. TV and telephone points, Sky/Sky+ connection point, two ceiling lights, fitted carpets, raised electric power sockets. Partially glazed door lead onto a separate kitchen.

### Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting. Double glazed window.

### Bedroom One

Benefiting from a walk-in wardrobe. Ceiling lights, TV and phone point.

### Bedroom Two

Spacious second bedroom. Ceiling lights, TV and phone point.

### Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

### Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge £5,057.14 per annum (for financial year end 30th June 2025)

### Leasehold information

999 years from 2014

Ground rent: £495 per annum

Ground rent review: April 2032

### Additional Information & Services

- SuperFast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

