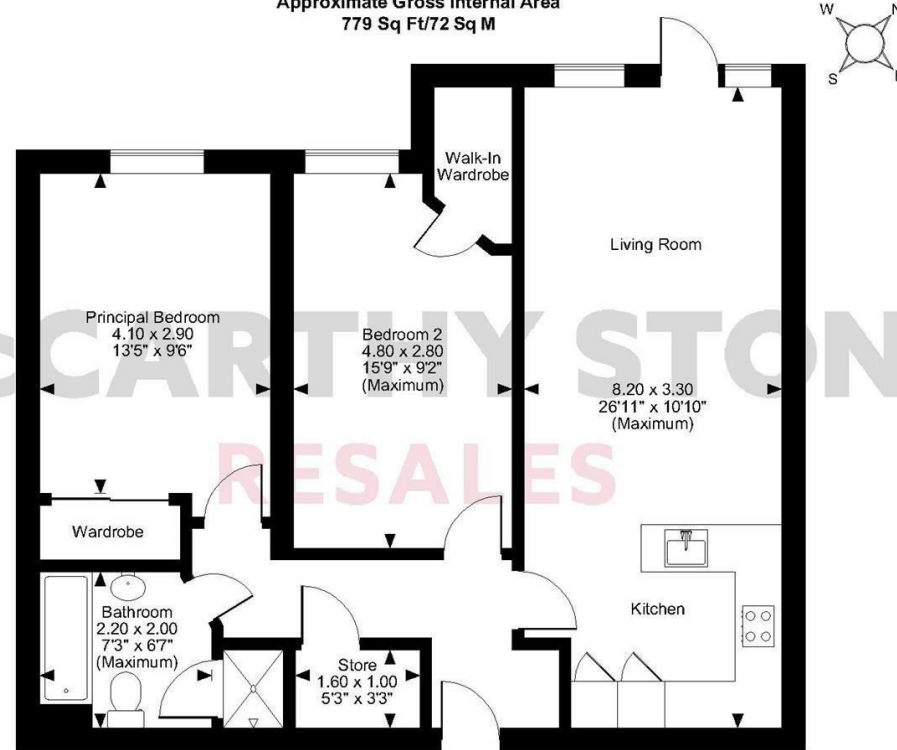


Rockhaven Court, Chorley New Road, Horwich, Bolton  
Approximate Gross Internal Area  
779 Sq Ft/72 Sq M



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: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	<b>78</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			

**McCARTHY STONE  
RESALES**

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**McCARTHY STONE  
RESALES**

**9 ROCKHAVEN COURT  
CHORLEY NEW ROAD, BOLTON, BL6 5BF**



A SPACIOUS TWO BEDROOM ENERGY EFFICIENT APARTMENT with a PRIVATE PATIO on the GROUND FLOOR of this AWARD WINNING MCCARTHY STONE retirement living development for the OVER 60'S. Neighbouring the local bowling green and cricket pitch, close to Station Park and within easy reach of supermarkets, leisure centre and Middlebrook Retail Park.

**ASKING PRICE £225,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# ROCKHAVEN COURT, CHORLEY NEW ROAD, HORWICH, BOLTON

2 BED | £225,000

## THE DEVELOPMENT

Rockhaven Court was purpose built by McCarthy & Stone for retirement living. The development consists of 45 one and two-bedroom retirement apartments for the over 60s. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system should you require assistance and a camera door entry system linked to your TV, so you can see who's calling before letting them in. There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the laundry, lounge and other communal areas. The Homeowners' 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.)

## LOCAL AREA

Rockhaven Court is situated in the character mill town of Horwich, the former railway and mill town can boast the home of Bolton Wanderers Football Club, a 2002 commonwealth Games venue, and a Site of Special Scientific Interest (SSSI), not to mention the renowned Horwich Harriers fell running club and Horwich Prize Medal Morris Men. The name Rockhaven Court was taken from Rockhaven Castle, once one of the most impressive features of the Horwich landscape, its silhouette dominating the skyline. The property was developed by Richard Brownlow who moved in during 1840 and during the 1880's he added parapets from which it locally derived its name Rockhaven Castle. Rockhaven Castle was demolished in 1942 possibly because it provided an ideal marker for German bombers trying to target the Loco works in Horwich. Rockhaven Court is conveniently located on Chorley New Road overlooking Horwich RMI, Bowling and Cricket Club. Local Grocers, butchers, bakers, post office, cafes and restaurants can be found along Winter Hey Lane and Lee Lane. High street restaurant chains can also be found at Middlebrook Retail Park. Sainsbury Local, Aldi and Iceland are also well situated for Rockhaven Court. Getting around couldn't be easier, there are bus stops close to the development which provide services throughout the

Horwich area, whilst Horwich Parkway train station, located at Middlebrook offers a Park and Ride facility together with providing services into Bolton, Manchester and Preston. For leisure activities, Rockhaven Court is well located for the West Pennine Moors that include Rivington, its historic barns and landmark pike; below which are the gardens created by Lord Leverhulme, founder of Unilever. Horwich town centre has an abundance of restaurants, together with a leisure centre that offers a range of activities from swimming to badminton. A cinema, indoor bowling and a wider retail offering can also be found at nearby Middlebrook Retail Park.

## ENTRANCE HALL

Found on the ground floor, and situated in a sought after quiet position opposite the bowling green, the apartments front door with spy hole leads to the large entrance hall. From the hallway there are doors to a walk-in storage/airing cupboard and separate additional cloak cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and 24-hour Tunstall response emergency pull cord are located in the hall. Doors lead to the lounge, bedrooms and bathroom.

## LOUNGE

This spacious open plan living room and kitchen has the highly desirable benefit of a UPVC door leading directly onto a private patio area where you can enjoy the view of the bowling green. There is ample space for dining and a feature electric fire with surround which acts as an attractive focal point. Sky/Sky+ connection, telephone point, ceiling lights, fitted carpets and raised electric power sockets.

## KITCHEN

Fitted open plan partially tiled kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer. Raised level oven, ceramic hob, cooker hood, fridge and freezer.

## BEDROOM ONE

Double bedroom with a built wardrobe with mirror fronted sliding doors. Sky/Sky+ connection, telephone point, ceiling light, fitted carpets and raised electric power sockets.

## BEDROOM TWO

Generous second bedroom, which could alternatively be used as a separate dining room or office. Ceiling light, fitted carpets and raised electric power sockets and large walk-in wardrobe.

## BATHROOM

Fully tiled and fitted with suite comprising; bath with grab rail, separate shower cubicle, low level WC, vanity unit with wash basin and mirror above. Electric heater and extractor fan.

## SERVICE CHARGE

- House Manager
- 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 £3,900.09 per annum (for financial year end 31st March 2025)

## CAR PARKING PERMIT SCHEME- SUBJECT TO AVAILABILITY

Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## LEASEHOLD INFORMATION

125 years from 2012

Ground rent: £495 per annum

Ground rent review: Jun 2027

Managed by: McCarthy Stone Management Services

It is a condition of purchase that all residents must meet the age requirements of 60 years.

## ADDITIONAL INFORMATION & SERVICES

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

