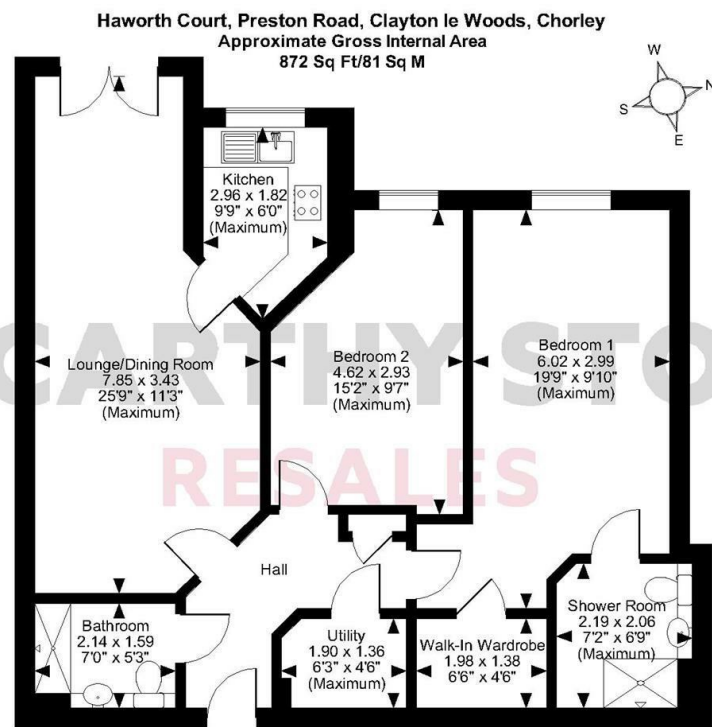


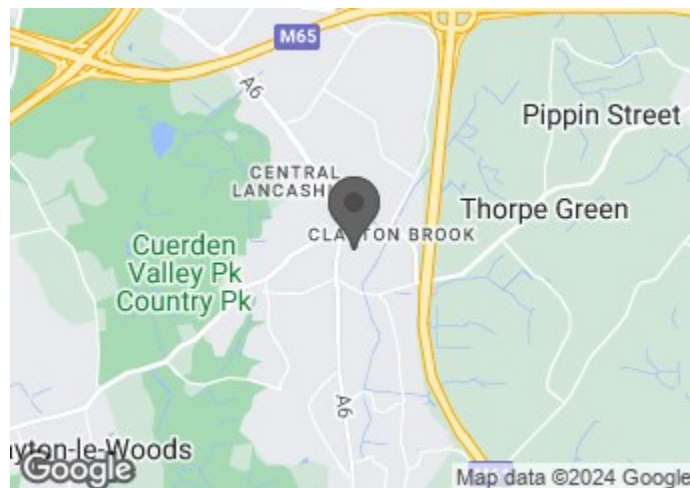
McCARTHY STONE RESALES

21 HAWORTH COURT PRESTON ROAD, CHORLEY, PR6 7EB



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8577545/PPP

COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



McCARTHY STONE RESALES

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.



A TWO BEDROOM / TWO BATHROOM first floor APARTMENT with Juliet BALCONY offering views within a NEARLY NEW McCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S in popular Clayton le Woods. ** Car parking space included**

PRICE REDUCTION

ASKING PRICE £265,000 LEASEHOLD

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

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

HAWORTH COURT, PRESTON ROAD,

2 BEDROOMS £265,000

SUMMARY

This age exclusive development is comprised of 23 one bed and 18 two bed apartments. As with every McCarthy Stone development, a close-knit community feel is encouraged with sociable communal spaces and a limited number of apartments, so that homeowners can get to know their neighbours. Safety and security will be ensured throughout the building, which benefits from an on-site House Manager, as well as a camera entry system and intruder alarms in all apartments. Our 24 hour call system gives you complete peace of mind.

Every apartment includes a fully fitted kitchen, telephone and television connection points in the living room and main bedroom and double glazing for energy efficiency. You will also enjoy unlimited access to the landscaped gardens and beautiful communal lounge which is fully WiFi enabled. You'll also benefit from on-site car parking, a cycle/scooter store and lift access to every floor; as well as the additional feature of a Guest Suite for overnight visitors.

LOCAL AREA

The tranquil and leafy village of Clayton-le-Woods is an ideal location for retirement. The quiet residential area is well connected to the surrounding area by the M61 and M65. The development is in an enviable location with plenty of green space and open countryside nearby such as Clayton Green, Clayton Green Sports Centre, and a library which is just 0.4 miles away. The nearby town of Bamber Bridge holds a monthly farmers market on the fourth Sunday of every month. This is a popular event, with locally grown produce, handmade crafts, jewellery and gifts available. Residents can catch the 125 bus into Bamber Bridge, which stops just 0.2 miles from Howarth Court.

HALLWAY

Front door with spy hole leads to the entrance hall - the 24-hour Tunstall emergency response system, illuminated light switches, smoke detector, apartment security door entry system with intercom are all situated in the hall. From the hallway there is a door to a storage cupboard/airing cupboard which houses a washer / dryer. Doors lead to the lounge, bedrooms and bathroom.

LOUNGE

A spacious lounge with the benefit of a Juliet balcony offering pleasant views. There is ample space for dining. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Partially glazed door leads onto the kitchen.

KITCHEN

Stylish fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Sink with mono lever tap, drainer and UPVC double glazed window above. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

BEDROOM ONE

Spacious double bedroom with walk in wardrobe housing shelving and hanging rails. West facing window. Ceiling light, TV phone point, fitted carpets and raised electric power sockets. En suite bathroom.

EN SUITE

Tiled and fitted with modern suite comprising of a shower with glass screen, low level WC, vanity unit with sink and mirror above and heated towel rail.

BEDROOM TWO

Double bedroom with window. Ceiling light, TV phone point, fitted carpets and raised electric power sockets.

BATHROOM

Tiled and fitted with modern suite comprising of a walk-in shower with glass screen, low level WC, vanity unit with sink and mirror above and heated towel rail.

CAR PARKING

A Car Parking space is included.

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: £4,578.60 per annum (for financial year ending 29/02/2025)

LEASEHOLD INFORMATION

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

Lease length: 999 years from 2020

Ground rent: £495 per annum

Ground Rent Review: January 2035

Managed by: McCarthy and Stone Management Services

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband not available at the time of listing
- Mains water and electricity
- Electric room heating
- Mains drainage

