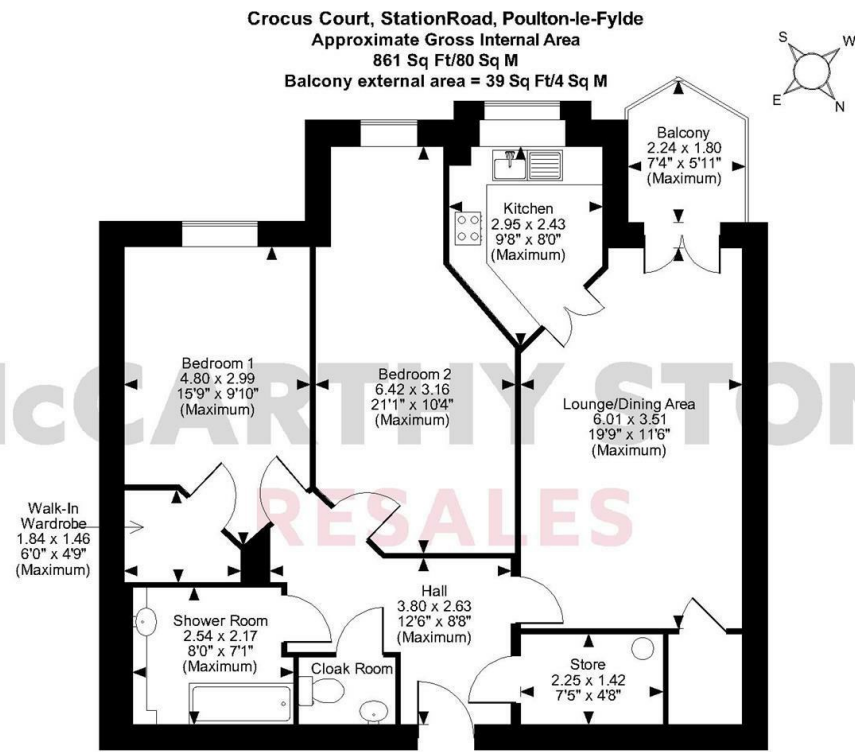


# McCARTHY STONE RESALES

## 44 CROCUS COURT

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



First Floor

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>	<b>87</b>	<b>87</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		



# McCARTHY STONE RESALES

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A two-bedroom, two-bathroom energy-efficient apartment situated within an age-exclusive McCarthy Stone development designed for individuals over the age of 70. Conveniently located, it is within a half-mile radius of Poulton-le-Fylde town centre and train station, providing easy access to the vibrant Fylde Coast.

**PRICE REDUCTION**

**ASKING PRICE £215,000 LEASEHOLD**

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

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



# CROCUS COURT, STATION ROAD,

# 2 BEDROOMS £215,000

## SUMMARY

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 or of age or over.

## LOCAL AREA

Poulton-le-Fylde, a picturesque market town on the Fylde coastal plain, is seamlessly integrated into the Blackpool urban area. Enjoying regular rail links to Preston city centre, Crocus Court is conveniently situated within a quarter of a mile from the railway station. Within half a mile, the Market Place and Teanlowe Centre offer a diverse range of shops and amenities, including banks, post offices, pharmacies, coffee shops, and restaurants. Embracing traditional country living, the local Farmers Market, held on the fourth Saturday of each month in the community hall, showcases locally grown produce.

## ENTRANCE HALLWAY

The entrance hall, accessible through a front door equipped with a spy hole, serves as the gateway to various spaces. Further doors guide you to the bedrooms, living room, and both

bathrooms. Ensuring safety and convenience, the hall features a 24-hour Tunstall emergency response system, illuminated light switches, a smoke detector, and a security door entry system. Additionally, a door opens to a practical walk-in store/airing cupboard, complete with useful shelving.

## LOUNGE/DINING AREA

Accessible through a partially glazed door, this expansive room boasts a generous walk-out balcony. The dining area offers abundant space for a dining table and chairs, illuminated by two ceiling light pendants. Practical amenities include numerous plug sockets, a TV and telephone point, and double-opening partially glazed doors leading 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 pendant and tiled flooring. Presenting a contemporary fitted kitchen featuring sleek high gloss base and wall units, complemented by under-counter lighting. Positioned beneath an electronically operated UPVC double-glazed window, a single sink and drainer unit equipped with a mixer tap enhance functionality. The kitchen includes integrated appliances such as an electric oven and a ceramic four-ringed hob with an extractor hood above, as well as an integral fridge and freezer.

## BEDROOM ONE

A generously proportioned double bedroom adorned with a central ceiling pendant, TV and phone point, and a convenient emergency response pull cord. The room further features a sizable walk-in wardrobe, complete with ample rails and shelving for organized storage.

## BEDROOM TWO

This expansive double bedroom is enhanced by a well-placed window, allowing ample natural light to illuminate the space. It is equipped with a central ceiling pendant, as well as convenient TV and phone points for added functionality.

## BATHROOM

The bathroom features practical anti-slip flooring, tiled walls, and is equipped with a suite that includes a bath, WC, vanity unit with a wash basin and mirror, along with an additional storage cabinet. For added comfort, there is a heated towel rail, and an emergency pull cord ensures safety.

## 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 (for financial year end 30/06/2024).

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

## LEASEHOLD INFORMATION

Lease length: 999 years from June 2017

Ground rent: £510 per annum

Ground rent review date: June 2032

## ADDITIONAL INFORMATION & SERVICES

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

