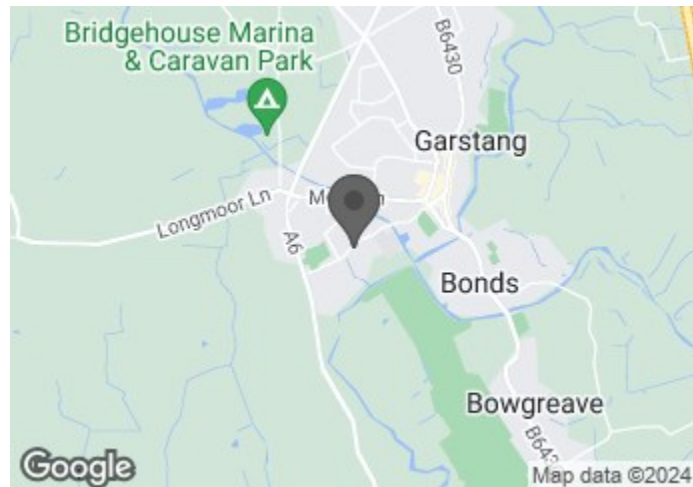


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The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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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**McCARTHY STONE
RESALES**

**7 STANLEY PLACE
KEPPLE LANE, PRESTON, PR3 1XH**



A one bedroom GROUND FLOOR APARTMENT with PATIO offering garden views within a NEARLY NEW McCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S in popular Preston.

ASKING PRICE £245,000 LEASEHOLD

For further details, please call **0345 556 4104**
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KEPPLE LANE, GARSTANG, PRESTON

1 BED | £245,000

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.

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 walk-in storage cupboard/airing cupboard which houses a washer / dryer. Doors lead to the lounge, bedroom and bathroom.

LOUNGE

A spacious lounge with the benefit of a patio door offering pleasant views over communal landscaped gardens and fields beyond. 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

Spacious double bedroom with walk in wardrobe housing shelving and hanging rails. Windows overlooking gardens. 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.

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: £4,183.03 per annum (for financial year ending 28/02/2025)

LEASEHOLD INFORMATION

It is a condition of purchase that all residents must meet the age requirements of 60 years. 999 years from 2022
Ground rent: £425 per annum
Ground Rent Review: January 2037
Managed by: McCarthy and Stone Management Services

ADDITIONAL INFORMATION & SERVICES

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

