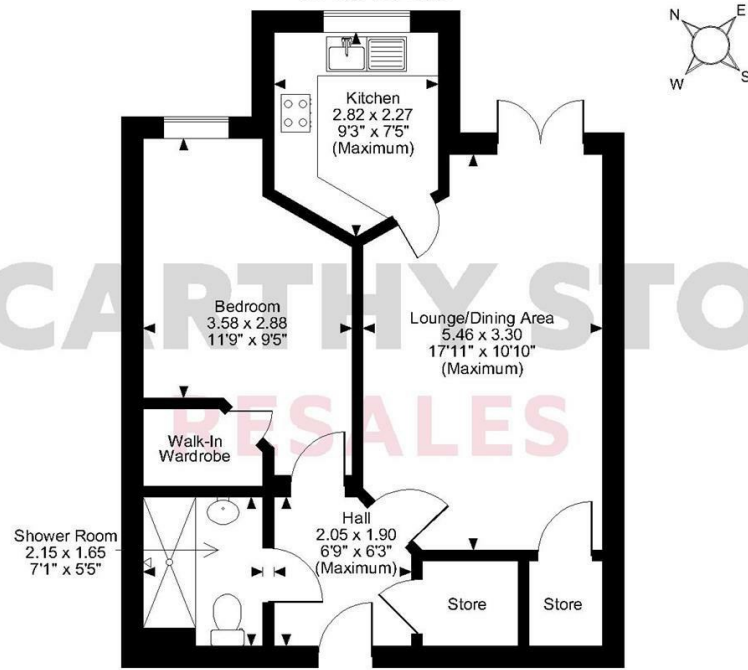


Lawn Court, Longsight Lane, Bolton, Greater Manchester  
Approximate Gross Internal Area  
507 Sq Ft/47 Sq M



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: B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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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**McCARTHY STONE  
RESALES**

**23 LAWN COURT  
LONGSIGHT LANE, BOLTON, BL2 3GF**



Discover the charm of this cosy one-bedroom first-floor apartment boasting a Juliet balcony, nestled within the esteemed McCarthy Stone Retirement Living Development tailored for those over 60. Conveniently situated within a mere 500 meters of a supermarket and an array of local amenities, this residence offers both comfort and convenience.

**ASKING PRICE £170,000 LEASEHOLD**

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



# LONGSIGHT LANE, BOLTON

1 BED | £170,000

## SUMMARY

Lawn Court was built by McCarthy & Stone purpose built for modern retirement living and consists of 28 one and two-bedroom retirement apartments for the over 60s. The dedicated House Manager is on site during working hours to take care of things and make you feel at home as well as 24-hour emergency call system provided via a personal pendant alarm and with call points in the entrance hall and bathroom. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. 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

Lawn Court is situated in Harwood, a lively community to the North/North East of Bolton, bordering Bury and the West Pennine Moors. Once part of the historic County of Lancashire, today Harwood is mostly residential with a good range of local amenities. Lawn Court is a short bus ride away from Bolton town centre and there is a Ring & Ride service provided by Greater Manchester Transport which provides a door-to-door minibus service. Open countryside of the West Pennine Moors and close by Longsight Park provide opportunities to enjoy the outdoors. A fantastically kept bowling green is also in the vicinity - offering the chance to enjoy a traditional sport in beautiful surroundings.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard plumbed for a washer/dryer and housing the Gledhill water heater and Vent Axia air recovery system. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and shower room.

## LOUNGE

A bright and airy lounge with ample space for dining. Double doors open to a Juliet balcony. TV and telephone points, Sky/Sky+ connection point, ceiling lights, fitted carpets and raised electric power sockets. Partially glazed door leads onto a separate kitchen.

## KITCHEN

Fitted 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 and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge freezer. UPVC double glazed window.

## BEDROOM

Double bedroom with a walk-in wardrobe housing rails and shelving. TV and telephone points, Sky/Sky+ connection point, ceiling lights, fitted carpets and raised electric power sockets.

## SHOWER ROOM

Fully tiled and fitted with modern suite comprising of level access double shower with glass screen and hand rail. WC, vanity unit with wash basin and mirror above. Shaving point, electric heater, heated towel rail and extractor fan.

## 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: £3,044.30 per annum (for financial year end 30th Jun 2024).

## CAR PARKING - SUBJECT TO AVAILABILITY

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

## LEASEHOLD INFORMATION

999 years from January 2016

Ground rent: £425 per annum

Ground rent review date: January 2031

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## ADDITIONAL INFORMATION & SERVICES

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

