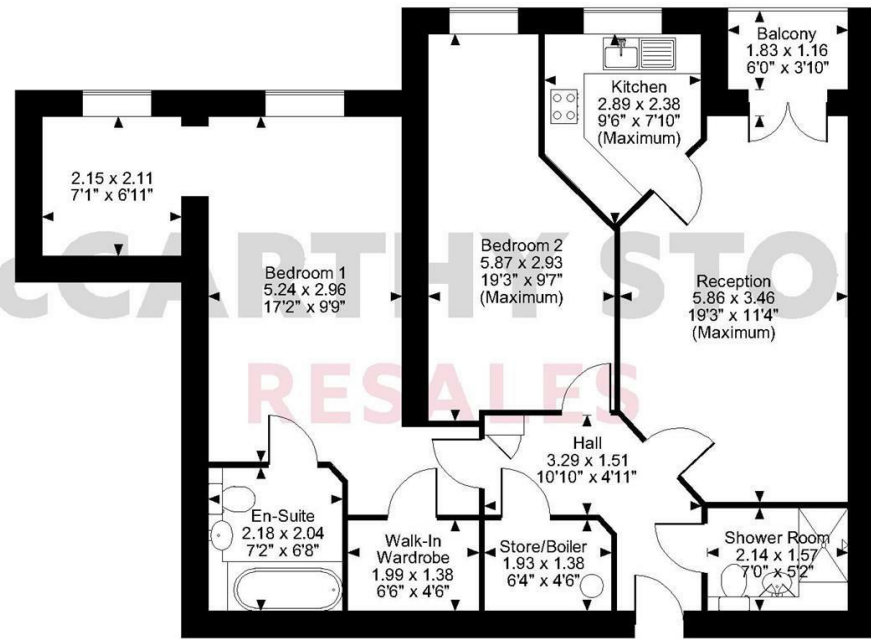
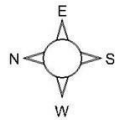


Haworth Court, Clayton-Le-Woods, Preston Road, Chorley
 Approximate Gross Internal Area
 897 Sq Ft/83 Sq M
 Balcony external area = 23 Sq Ft/2 Sq M

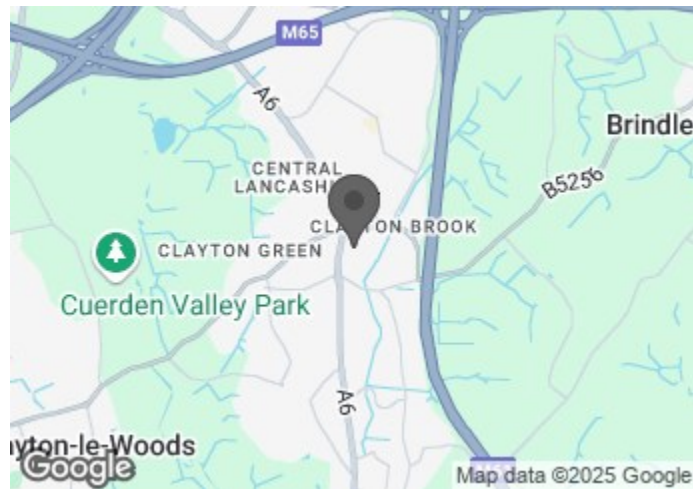


Second Floor

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: 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**

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**McCARTHY STONE
 RESALES**

**25 HAWORTH COURT
 PRESTON ROAD, CHORLEY, PR6 7EB**



A very well presented, PARTICULARLY SPACIOUS and BRIGHT apartment, situated on the FIRST FLOOR. Boasting TWO DOUBLE BEDROOMS and TWO MODERN BATHROOMS. The apartment features a WALK-OUT BALCONY which is sheltered from the elements and offers pleasant views of the communal gardens and beyond.

ASKING PRICE £289,950 LEASEHOLD

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

HAWORTH COURT, PRESTON ROAD, CLAYTON-LE-WOODS, CHORLEY

2 BED | £289,950

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 the boiler, as well as a washer/dryer. Doors lead to the lounge, both bedrooms and shower room.

LIVING ROOM

A spacious lounge with the benefit of a walk-out balcony - sheltered from the elements and offering pleasant views of the communal gardens and 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 which overlooks the communal grounds. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

BEDROOM ONE

A particularly spacious, P-shaped double bedroom with two large windows allowing natural light to flood the room. Good sized walk in wardrobe housing shelving and hanging rails. Ceiling light, TV phone point, fitted carpets and raised electric power sockets. Door to ensuite bathroom.

ENSUITE BATHROOM

Tiled and fitted with modern suite comprising of bath with grab rail, low level WC, vanity unit with sink and mirror above and heated towel rail.

BEDROOM TWO

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

SHOWER ROOM

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)

LEASE INFORMATION

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

Lease length: 999 years from 1st Jan 2020

Ground rent: £495 per annum

Ground rent Review: 1st Jan 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

