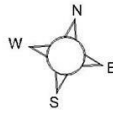
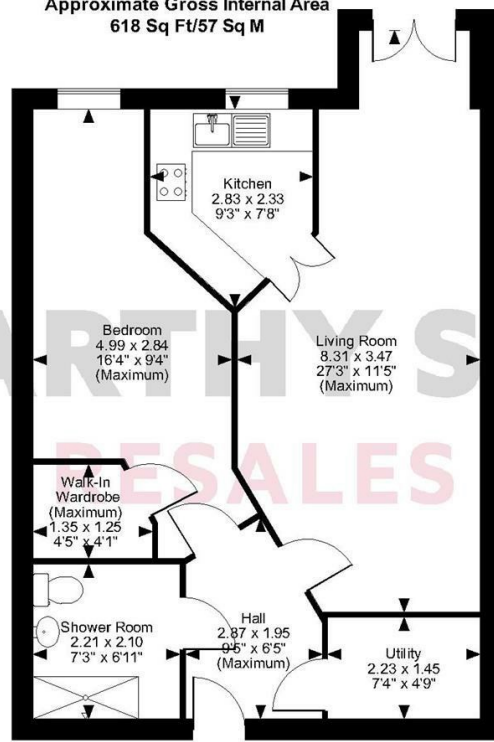


Coronation Court, County Road, Ormskirk
Approximate Gross Internal Area
618 Sq Ft/57 Sq M

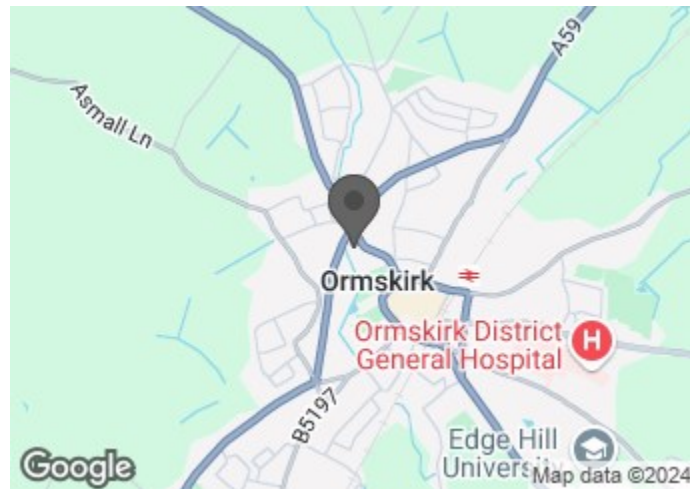


McCARTHY STONE RESALES

23 CORONATION COURT
COUNTY ROAD, ORMSKIRK, L39 1RB



COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(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 BRIGHT SPACIOUS ONE BEDROOM first floor APARTMENT in a popular McCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S. Town centre shops, amenities and wider transport links all easily accessible.

ASKING PRICE £155,000 LEASEHOLD

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

COUNTY ROAD, ORMSKIRK

1 BED | £155,000

SUMMARY

Coronation Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 39 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom. The apartment features a fully fitted kitchen and separate shower room. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking- permit scheme applies, check with the House Manager for availability. Coronation Court is situated in Ormskirk a lively market town and civic heart of West Lancashire which combines history and character with excellent shopping and a bustling Charter Market held each Thursday and Saturday. Coronation Court is located close to the heart of Ormskirk, near the junction of Southport Road and County Road, and has excellent access to local transport links via bus stops close to the development, and a wider national transport network via the M58 motorway. Connections via rail to larger urban areas or the region's airports can be made from Ormskirk rail stations. It is a condition of purchase that all residents must meet the age requirements of 60 years.

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. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom.

LOUNGE

Spacious and tastefully decorated lounge with a Juliet balcony. Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

BEDROOM ONE

Generous sized master bedroom benefiting from a walk-in wardrobe. Ceiling lights, TV and phone point.

SHOWER ROOM

Fully tiled and fitted with suite comprising of walk-in shower, low level WC, vanity unit with sink and mirror above. Shaver point, heated towel rail, ceiling mounted extractor fan and tiled flooring.

SERVICE CHARGES

- 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, but does include the

cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,248.53 per annum (for financial year end 30th Sept 2025)

CAR PARKING (PERMIT SCHEME) SUBJECT TO AVAILABILITY

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

LEASEHOLD INFORMATION

125 years from 2014

Ground rent: £425 per annum

Ground rent review: Jan 2029

Managed by: McCarthy and Stone Management Services

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

ADDITIONAL INFORMATION AND SERVICES

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

