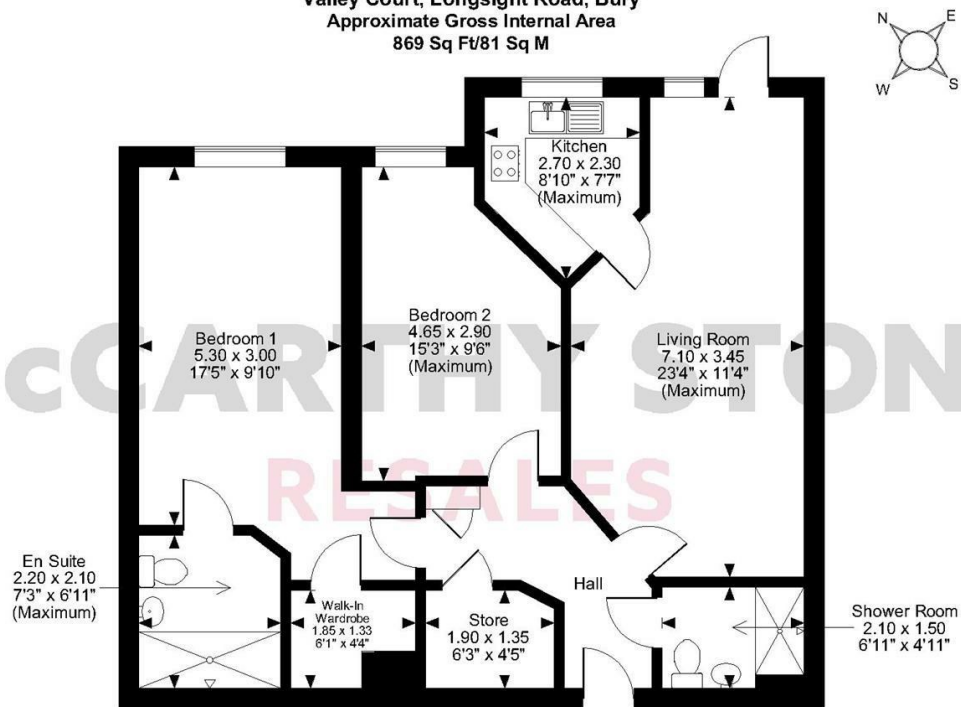


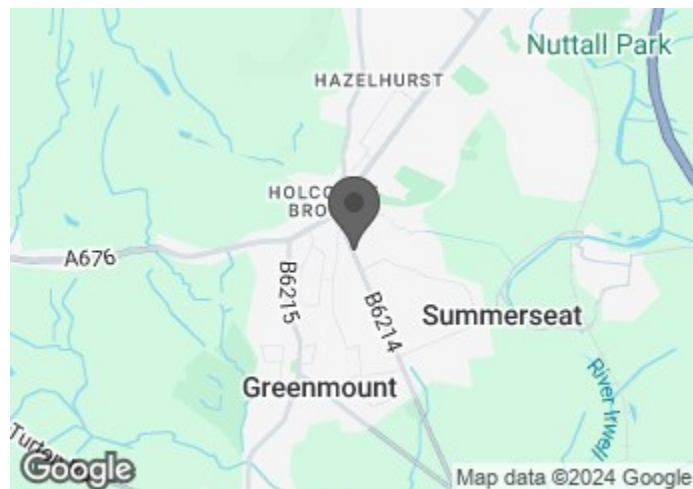
Valley Court, Longsight Road, Bury
Approximate Gross Internal Area
869 Sq Ft/81 Sq M



Ground 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	84	84
(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**

**14 VALLEY COURT
18 LONGSIGHT ROAD, BURY, BL0 9FY**



A VERY WELL PRESENTED TWO BEDROOM GROUND FLOOR retirement apartment with access to private PATIO.

VALLEY COURT is a sought after age exclusive MCCARTHY STONE DEVELOPMENT for the OVER 60'S

ASKING PRICE £305,000 LEASEHOLD

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

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VALLEY COURT, 18 LONGSIGHT ROAD, RAMSBOTTOM, BURY

VALLEY COURT

Valley Court was purpose-built by McCarthy & Stone for modern retirement living. The development consists of 50 one and two-bedroom retirement apartments for the over 60's. The apartments boast Sky/Sky+ connection points in living rooms, walk-in wardrobes in the main bedroom & security door entry systems. There is a dedicated House Manager on site during working hours to take care of things and make you feel at home, as well as a 24-hour emergency call system provided via a personal pendant alarm and with call points in the entrance hall, en-suite & shower room. 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 a camera door entry and 24-hour emergency call systems, should you require assistance. The Resident's 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

Valley Court is located on the slopes of Holcombe Moor, with the countryside around the village of Holcombe Brook being popular with walkers, cyclists and bird watchers. For nature lovers, Holcombe Brook's location offers plenty to enjoy. Public transport offers regular connections to the surrounding areas. Ramsbottom village centre, for example, is only a short bus ride away and offers a wealth of shopping facilities. Summerseat is popular with visitors thanks to its picturesque scenery, pubs and nature reserve. Other local attractions include Harcles Hill (locally known as Holcombe Hill due to its close proximity to the village) which is also popular with locals. Here you'll find a monument to Robert Peel, former British Prime Minister and creator of the Metropolitan Police.

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 with washing machine. 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, lounge and bathroom.

LOUNGE

Bright spacious lounge with private patio area, this room also has ample space for a dining table and chairs TV and telephone points, Sky/Sky+ connection point, two ceiling lights, fitted carpets and raised electric power sockets. Partially glazed door leads into a separate kitchen.

KITCHEN

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.

BEDROOM ONE

Spacious master bedroom benefiting from a walk-in wardrobe with rails and shelving. TV and telephone points, ceiling light, fitted carpets and raised electric power sockets.

EN-SUITE

Tiled and fitted with suite comprising of level access shower with glass screen. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric towel warmer and extractor fan.

BEDROOM TWO

A versatile second bedroom which could also be used as a dining room or study. Ceiling light, fitted carpets and raised electric power sockets.

SHOWER ROOM

Tiled and fitted with suite comprising of low-level access shower, low-level WC, vanity unit with wash basin and mirror above. Shaving point, electric towel warmer and extractor fan.

2 BED | £305,000

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. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge £3,629.15 pm (for financial year end 30th June 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.

LEASE INFORMATION

Lease Length: 999 years from 2016

Ground rent: £495 per annum

Ground rent review: June 31.

Managed by: McCarthy and Stone Management Services

ADDITIONAL SERVICES & INFORMATION

- G Fast Broadband not available at the time of listing
- Mains water and electricity
- Electric room heating
- Mains drainage

