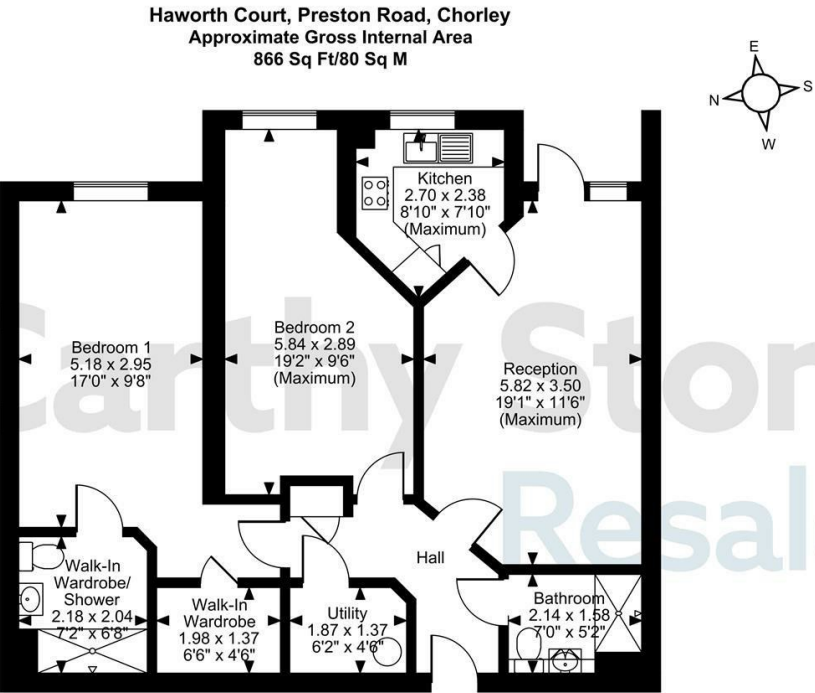


2 Haworth Court

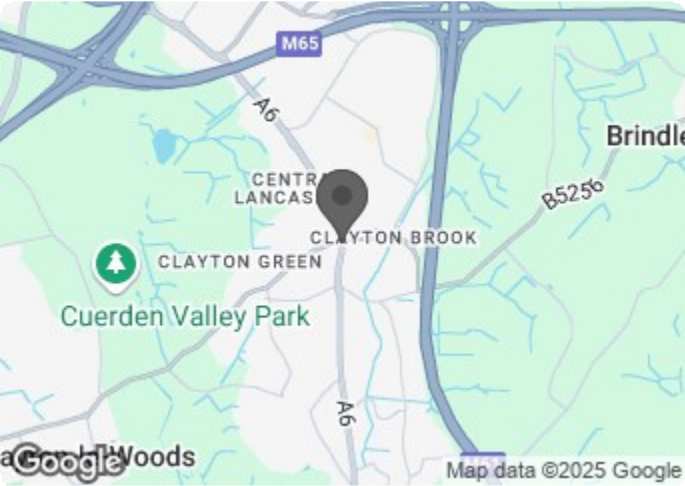
Preston Road, Chorley, PR6 7EB



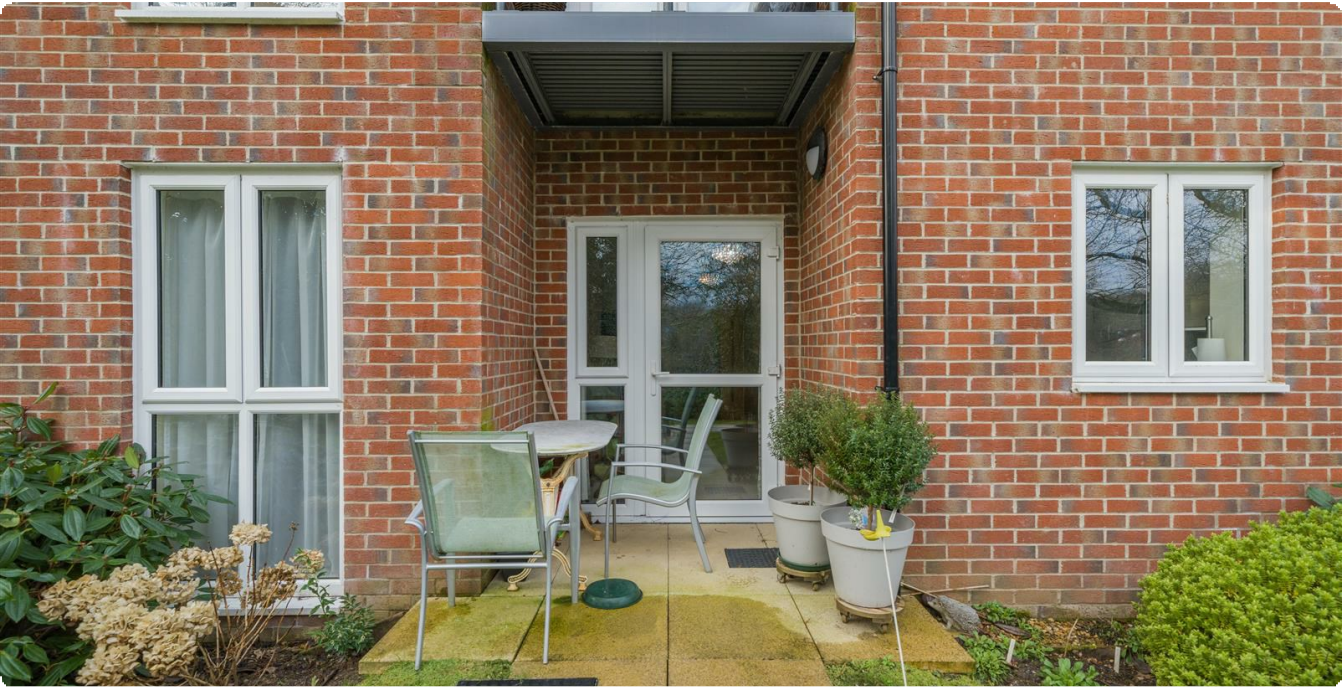
Second Floor

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	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £279,950 Leasehold

A beautifully presented two bedroom, two bathroom retirement apartment, situated on the ground floor with a peaceful patio area.

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.



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# Haworth Court, Preston Road, Clayton-Le-Woods, Chorley

## 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. Selected apartments such as this one also feature walk-in wardrobes and walk out balconies for added luxury. You will also enjoy unlimited access to the landscaped gardens and beautiful communal lounge which if 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 walk-in storage cupboard/airing cupboard. Doors lead to the lounge, bedrooms and bathroom.

## Lounge

A bright and spacious lounge benefiting from a double glazed door that leads onto a beautiful patio area, overlooking the communal grounds. 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. Stainless steel 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

A bright and spacious double bedroom. This room benefits from double glazed floor to ceiling windows allowing the sunlight to fill the room. Ceiling light, TV phone point, fitted carpets and raised electric power sockets. Door leading to a walk-in wardrobe housing shelving and hanging rails. Separate door leads to an en-suite bathroom.

## En-suite bathroom

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



# 2 bed | £279,950

## Second bedroom

A spacious second bedroom with double glazed floor to ceiling windows. This room could even be used as an office or separate dining room.

## 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.

## Car Parking

There may be a parking space available to rent or buy, please contact us for more information.

## 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

Service charge of £4,575.84 per year (until financial year ending 28/02/2026).

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.

## Leasehold information

It is a condition of purchase that all residents must meet the age requirements of 60 years.  
Lease Length: 999 years from 2020  
Ground rent: £495 pa  
Ground rent review: Jan-35  
Managed by: McCarthy and Stone Management Services

