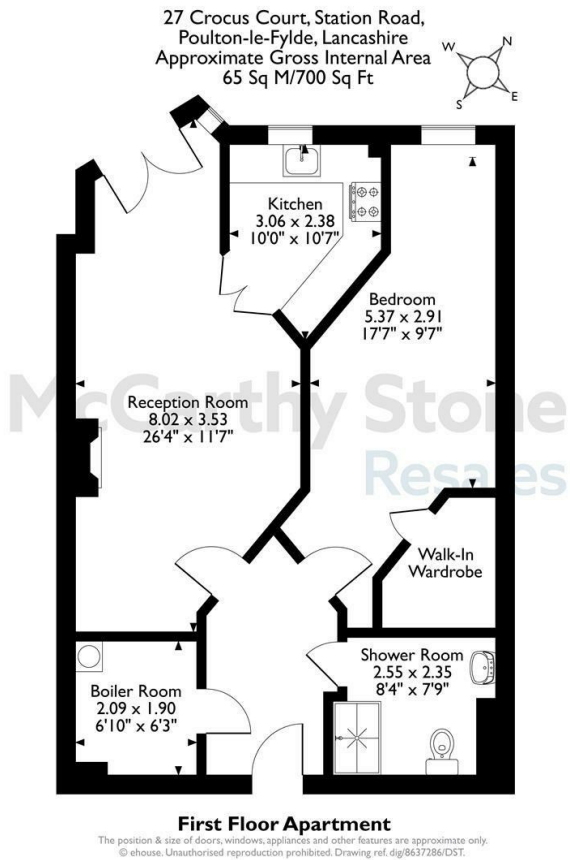


27 Crocus Court

Station Road, Poulton-Le-Fylde, FY6 7XJ



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(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 £120,000 Leasehold

A beautifully spacious one bedroom first floor apartment situated within a popular MCCARTHY STONE retirement living plus development with on-site restaurant and domestic assistance ~with optional bespoke care packages~
~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Crocus Court, Station Road, Poulton-Le-Fylde, FY6 7XJ

Crocus Court
Designed exclusively with the over 70's in mind, this Retirement Living PLUS developments allows you to carry on living independently in a home you own, with the help of on-site flexible care and support if you need it, plus the benefit of a Bistro style restaurant serving delicious meals every day. You can relax in the knowledge that with Retirement Living PLUS, the on-site team are on hand to provide assistance and flexible care and support 24 hours a day, 7 days a week. The apartments are wheelchair friendly and you'll find ovens and plug sockets set at waist height. There are easy to use lever taps and grab rails along the hallways, making getting around easier. You'll also find a secure charging and storage area for mobility scooters. Peace of mind also comes from a door entry system linked to your TV, so you can see who's there before letting anyone in, and an intruder alarm, allowing you to relax in the knowledge that you're safe and secure. The spacious Homeowners lounge is ideal for to leading a full and active social life with both fellow homeowners and 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) which has an en-suite shower room, tea and coffee making facilities and a TV. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

Local Area
A beautiful market town, Poulton-Le-Fylde is located on the Fylde coastal plain and is part of the Blackpool urban area with regular rail links operating to the city centre of Preston. The railway itself is conveniently located within a quarter of a mile of Crocus Court. The Market Place and Teanlowe centre are located within half of mile of the development and provides plenty of shops and amenities including Banks, Post Office, Pharmacies, coffee shops and restaurants. For those interested in traditional country living, a local Farmers Market is held on the fourth Saturday of each month, selling locally grown produce in the local community hall.

Entrance Hall
Front door with spy hole leads to the entrance hall where the 24-hour Tunstall emergency response system is situated, as well as Illuminated light switches, smoke detector, a security door entry system and door to a walk in store/airing cupboard. Further doors lead to the bedroom, living room and bathroom.



Lounge
This spacious room benefits from a dual aspect dining area with Juliet balcony with views towards Breck Road. The dining area itself provides great designated space for a dining table and chairs. Electric fire in feature fireplace provides an attractive focal point. There are 3 ceiling light fittings, plenty of raised height plug sockets, a TV and telephone point and partially glazed doors to the separate kitchen.

Kitchen
A modern fitted kitchen with a range of high gloss base and wall units. An electronically operated window sits above a single sink and drainer unit which has a mixer tap. Integrated electric oven with space above for a microwave and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting and under counting lighting and tiled flooring.

Bedroom
This spacious double bedroom benefits from a full height window letting in plenty of light, with a central ceiling light, TV and phone point and emergency response pull cord. The room also has a walk-in wardrobe housing rails and shelving.

Wetroom
Full wet room with anti-slip flooring, tiled walls and fitted with suite comprising; level access shower with curtain, WC, vanity unit with wash basin and mirror above. Heated towel rail and emergency pull cord.

Car Parking
Please speak to the Estate Manager or Property Consultant.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 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
- One hour of domestic support per week is included in the



1 Bed | £120,000

service charge

- Care staff on-site 24-hours a day
- Running of the on-site restaurant
- Intruder alarm system

The service charge for year ending 30th June 2025 is £10,008.24

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 Estates Manager.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease Information
Lease Length: 999 years from 1st June 2017
Ground rent: £435 per annum
Ground rent review: 1st June 2032

Moving Made Easy & Additional Services
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

- Full Fibre & Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

