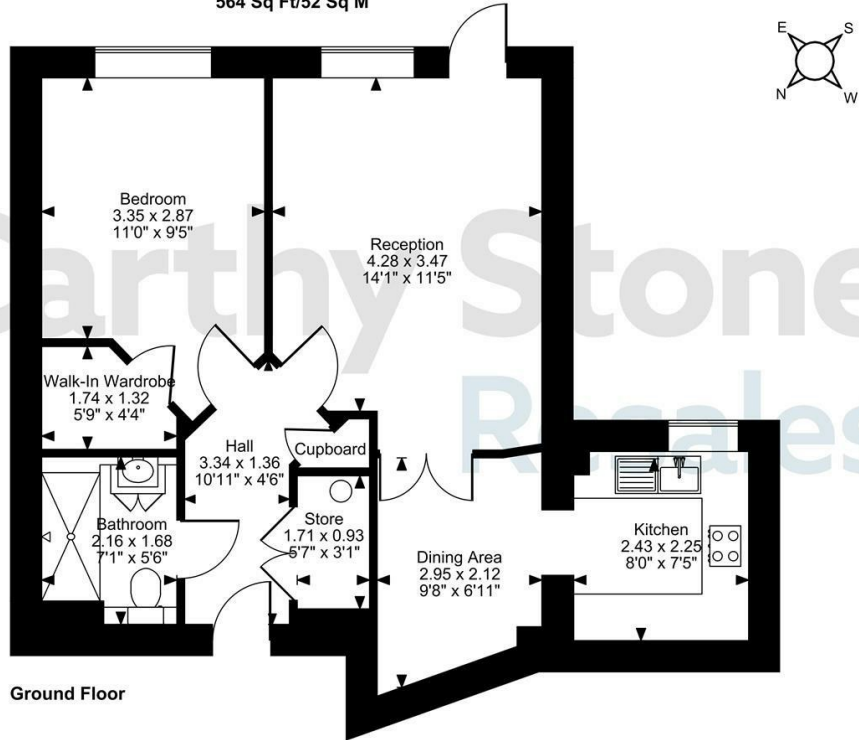
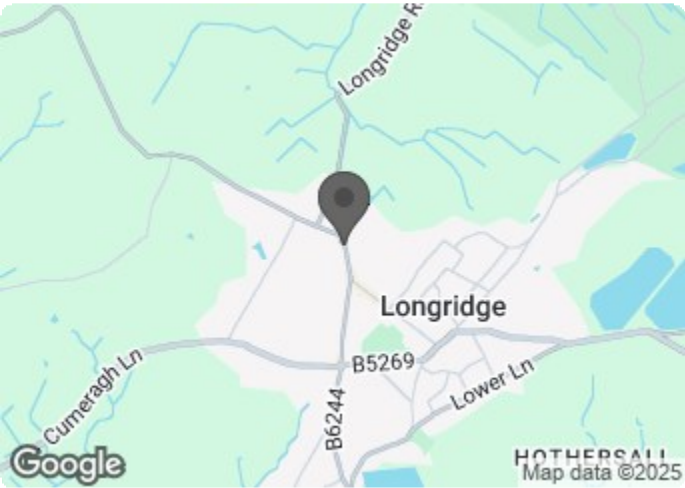


Burey Court, Barnacre Road, Longridge, Preston  
Approximate Gross Internal Area  
564 Sq Ft/52 Sq M



**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: A



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>87</b>                  | <b>87</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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.



## 15 Burey Court

Barnacre Road, Preston, PR3 2PF



## Asking price £175,000 Leasehold

A beautifully presented one bedroom, ground floor retirement apartment with a patio. The apartment boasts a separate dining area and a **PARKING SPACE INCLUDED IN THE SALE**. Burey Court is part of our pet friendly and energy efficient Retirement Living range of developments.

~viewing is a must for this beautiful apartment~

**Call us on 0345 556 4104 to find out more.**



# Burey Court, Barnacre Road, Longridge, Preston

## Summary

Burey Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 33 one and two-bedroom retirement apartments for the over 60s.

The apartments boast Sky/Sky+ connection points in living room, fitted wardrobes in main bedroom and video entry system from the main doors with visual direct to your TV. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. For your peace of mind the development has 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). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## Local Area

A small but beautiful town set in the borough of Ribble Valley, Longridge is a civil parish that forms part of Lancashire and is located just eight miles north-east of Preston.

Perfect for those looking to relax, Longridge offers plenty of natural landscapes to be enjoyed and is found at the western end of Longridge Fell which sits above the River Ribble. An Area of Outstanding Natural Beauty, the Southern end of the Forest of Bowland is right on your doorstep too.

As well as the strong scenic aspect, Longridge also

provides access to many key amenities with the high street being within 180yards and Longridge library a 5 minute bus ride away. A Sainsbury's supermarket is located directly opposite the development while a range of unique shops and restaurants are found in the town.

Once a hub for cotton milling and quarrying, Longridge is now a highly desirable place to live that promises plenty of natural scenery, an interesting past and access to all the modern conveniences you could want.

## Entrance Hall

Front door with spy hole and letter box leads to the entrance hall. The 24-hour Tunstall emergency response pull cord system, illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord are all situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard, further doors lead to the lounge, bedroom and shower room.

## Lounge

A bright and airy lounge benefiting from door leading to patio area, overlooking the communal grounds. Ample space for dining. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights, fitted carpets, raised electric power sockets. Partially double glazed door 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

South facing double bedroom with door to walk in wardrobe housing hanging railings and shelving. . TV and telephone points, Sky/Sky+ connection point.

# 1 bed | £175,000

Ceiling light, fitted carpets, raised electric power sockets.

## Shower Room

Fully tiled and fitted with suite comprising of level access double shower with glass screen. Low level WC, vanity unit with wash basin and illuminated mirror. Shaving point, electric heater, heated towel rails and extractor fan.

## 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 annual service charge is £3,371.42 for the financial year ending 30/06/2025.

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.

## Parking space

A parking space is included in the sale.

## Lease Information

999 years from 28th April 2017  
Ground rent: £425 per annum  
Ground rent review: 28th April 2032

