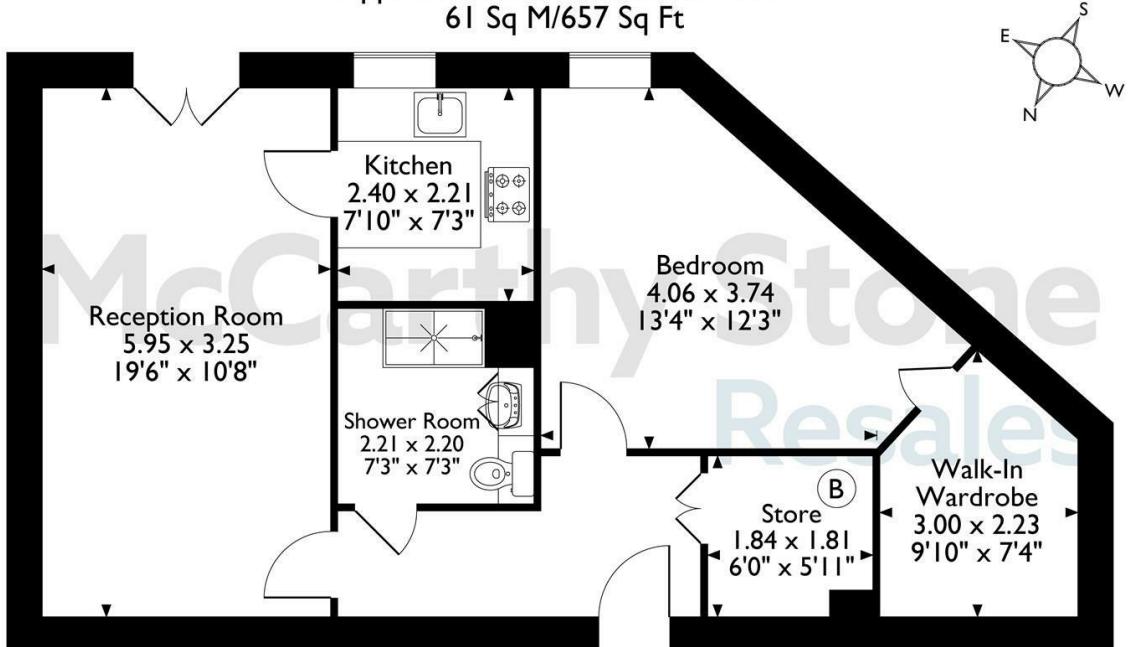


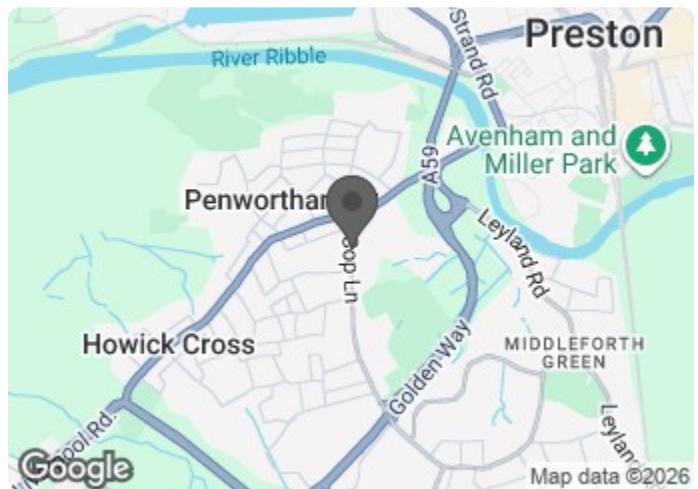
18 Hardwick Grange, Cop Lane, Penwortham, Preston, Lancashire  
Approximate Gross Internal Area  
61 Sq M/657 Sq Ft



**First Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8672327/DST.

**Council Tax Band: A**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(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		

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.

**18 Hardwick Grange**

Cop Lane, Preston, PR1 0AA



**Asking price £205,000 Leasehold**

A BRIGHT and AIRY ONE BEDROOM FIRST FLOOR APARTMENT with a Juliet balcony. A PARKING SPACE IS INCLUDED IN THIS SALE.

~Viewing is highly recommended~



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

# Cop Lane, Penwortham, Preston

## Summary

The complex features 30 one bed and 21 two bed apartments, exclusively available for the over 55s. Our Retirement Living apartments are finished to the highest quality, with every feature retirees could hope for in order to ensure a luxurious and independent retirement lifestyle.

We ensure the safety and security of our residents with the latest security technology. There is a camera entry system in every apartment, so that residents can see who their visitors are before allowing them entry to the complex. Each home also benefits from a burglar alarm, and smoke detectors are fitted throughout the development.

From the on-site House Manager to help new residents settle in and deal with any queries or issues, to the sociable Homeowners' Lounge with Wi-Fi, new residents will be made to feel right at home. Meet your new neighbours in the communal spaces or explore the pretty landscaped gardens. Maintain your independence when you retire to McCarthy & Stone in Penwortham, which has lifts to all floors of the development for ease of access, a mobility scooter store room, as well as a 24-hour call system to give Homeowners peace of mind.

## Local area

The town centre of Penwortham has all the local amenities residents could wish for, including a Post Office, pharmacy, bakery, opticians, hairdressers, florist, travel agency, banks, a variety of restaurants and pubs, and a supermarket. The development is located only 0.2 miles from the centre of Penwortham, just off the A59 motorway linking to Preston 2.5 miles to the north, and Ormskirk 16 miles to the south. There is also good access to Flyde Coast and Southport, 16 and 17.5 miles to the west respectively. On the first Saturday of each month St Teresa's Parish Centre in Penwortham holds a Farmers' Market, where you can find a great selection of locally grown seasonal fruits, vegetables, meats, cheeses and produce, as well as handmade gifts like soaps, perfumes and other natural beauty products.

There are plenty of local attractions close to Penwortham, including Hurst Grange Park, City Church Preston, Turbary Woods Owl and Bird Sanctuary, Lancashire Infantry Museum, and the Ribble Steam Railway to name but a few. Residents will

find plenty of things to do to suit any taste or age group from young grandchildren to friends old and new.

There are regular bus services from Penwortham to surrounding towns, villages and cities, including Southport, Ormskirk, Bent Bridge, Preston, Liverpool and Blackpool. There is a bus stop located on Little Close, under 400 feet from the development.

## 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.

## Storage / study room

A useful room that could be used as a storage room or a library/home office.

## Lounge

This spacious room benefits from a Juliet balcony offering a good aspect overlooking the communal grounds. The dining area itself provides ample space for a dining table and chairs. There are 3 ceiling light fittings, plenty of raised height plug sockets, a TV and telephone point and partially glazed door to the separate kitchen.

## Kitchen

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

## Bedroom

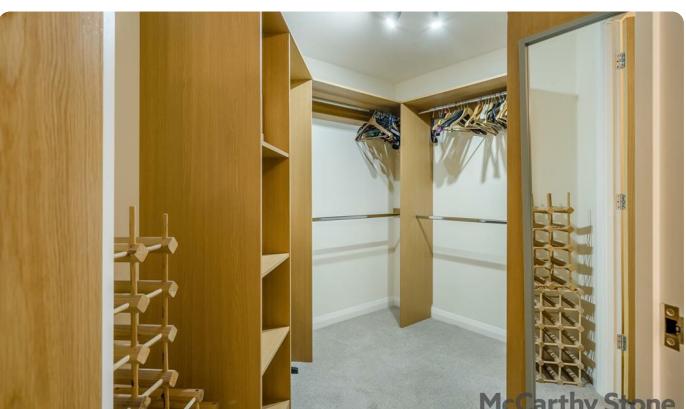
This spacious double bedroom has a walk-in wardrobe housing rails and shelving. Central ceiling light, TV and phone point.

## Bathroom

Tiled walls and fitted with suite comprising; level access shower, WC, vanity unit with wash basin and mirror above. Heated towel rail.

## Car parking

A parking space is included in this sale.



McCarthy Stone



McCarthy Stone

**1 bed | £205,000**

## 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.

The annual service charge is £2,731.23 for the financial year ending 30/09/2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

## Leasehold information

Lease: 999 years from 1st Jan 2019

Ground rent: £425 per annum

Ground rent review: 1st Jan 2034

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that all residents must meet the age requirements of 55 years.

## Moving Made Easy & Additional Information

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.
- 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 CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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



McCarthy Stone Resales



McCarthy Stone Resales



McCarthy Stone Resales



McCarthy Stone Resales