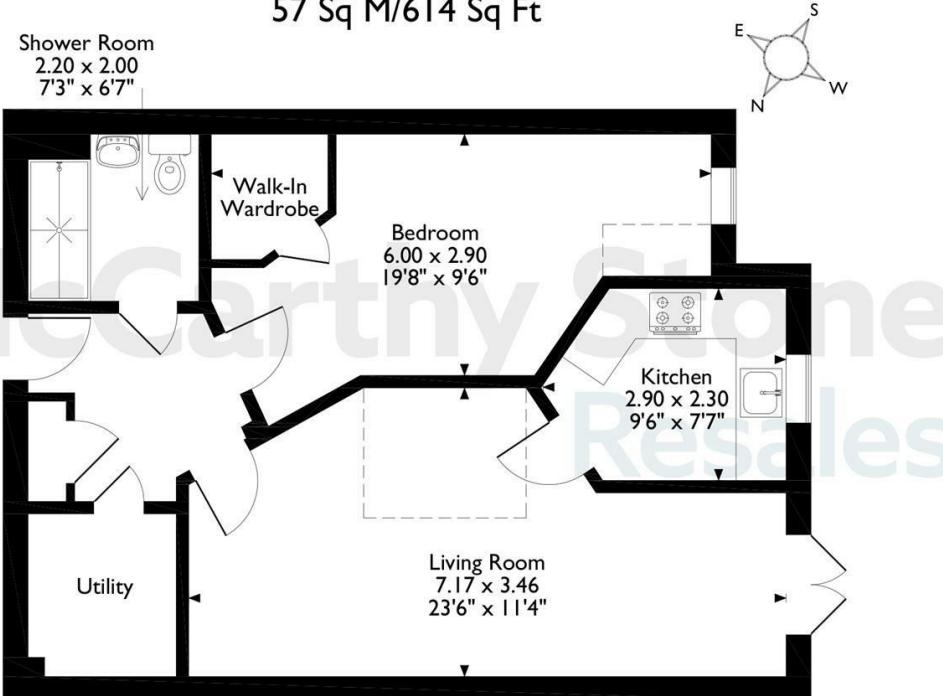
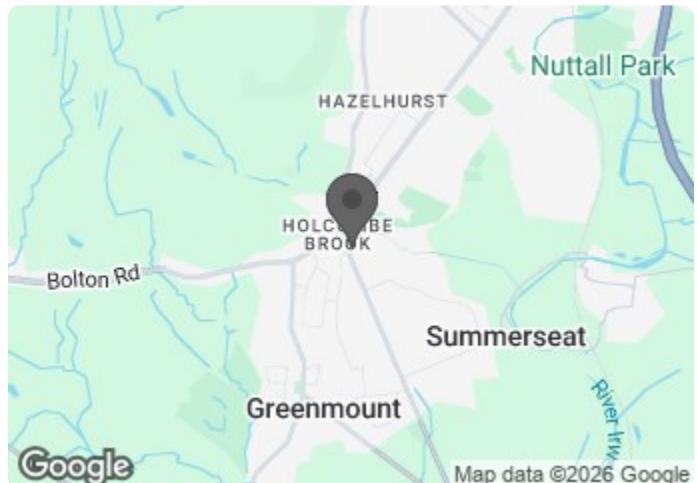


Valley Court, Apartment 17, 18, Longsight Road, Bury  
Approximate Gross Internal Area  
57 Sq M/614 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: D**



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.

**17 Valley Court**  
Longsight Road, Bury, BL0 9FY



**Asking price £215,000 Leasehold**

A beautifully presented one bedroom retirement apartment, situated on the first floor. This apartment benefits from a West facing Juliet balcony overlooking the communal grounds.



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

# Valley Court, Longsight Road, Ramsbottom, Bury

Valley Court was purpose built in 2016, and comprises 50 one and two bedroom apartments exclusively for the over 60's. The House Manager is on site during working hours, and there is an also 24 hour emergency call system should you require assistance. For added peace of mind the development has a camera door entry system. There is lift access to all floors. The homeowners lounge provides a great communal space for socialising, and there are also well maintained gardens. A Guest Suite is available if your guests have travelled from afar and wish to extend their stay (subject to availability, usually at £25 per night).

## Local area

Valley Court is located in the village of Holcombe brook, a short distance from the local supermarket and a variety of shops, and other amenities. The local area is popular with walkers outdoor enthusiasts and offers plenty to enjoy. Close by 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

The front door (with spy hole) leads to the entrance hall where the 24 hour Tunstall emergency response and the building entrance door security systems are located. Illuminated light switches (throughout) and smoke detector. Doors lead to the bedroom, living room, bathroom, and utility room which is plumbed for a washing machine. The apartment benefits from underfloor heating.

## Lounge

Spacious lounge and dining area benefiting from a double glazed opening doors leading to a Juliet balcony overlooking the communal grounds. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.



McCarthy Stone



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## 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 overlooking the communal gardens. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge freezer. Tiled floor.

## Bedroom

The double bedroom has nice views over the communal garden as well as a spacious walk-in wardrobe. Ceiling lights TV and phone point.

## Shower Room

Tiled shower room comprises level access shower with screen, WC, vanity unit, wash basin, illuminated mirror, shaving point and heated towel rail.

## 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 is £2,620.43 for the financial year ending 30/06/2026.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

## Car parking Permit scheme subject to availability

Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first

**1 bed | £215,000**

served basis. Please check with the House Manager on site for availability.

## Ground Rent

Ground rent: £425 per annum  
Ground rent review: 1st June 2031

## Leasehold

999 years from 1st June 2016

Is a condition of purchase that residents must meet the age requirement of 60 years or over.

## Additional Information & Services

- Ultra fast broadband available
- Mains water and electricity
- Under floor heating
- Mains drainage

## MOVING MADE EASY

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.

