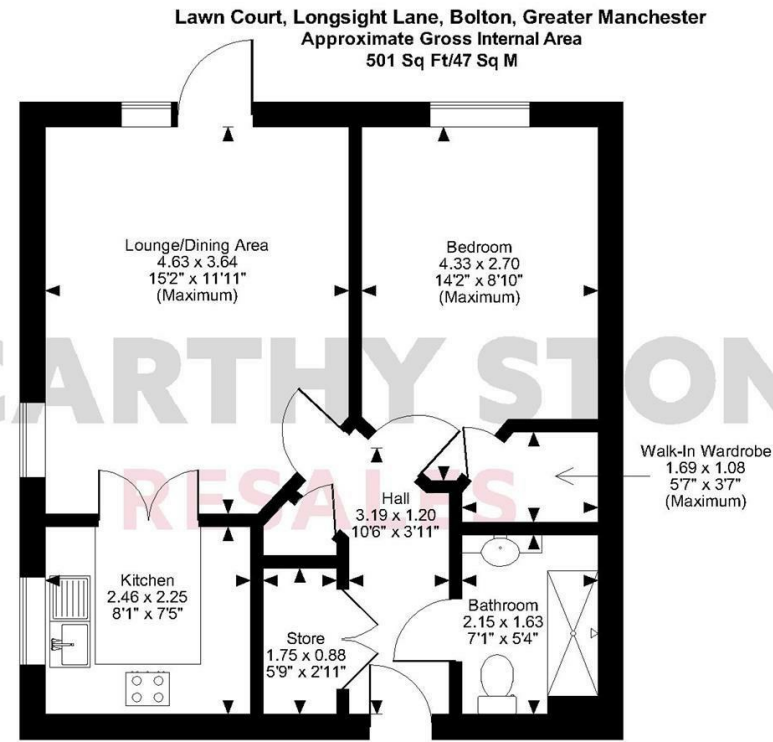


McCARTHY STONE RESALES

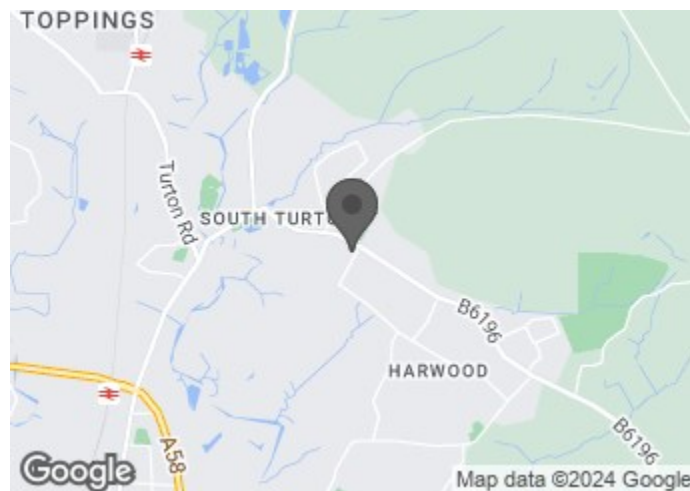
8 LAWN COURT LONGSIGHT LANE, BOLTON, BL2 3GF



Ground Floor
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8580863/PPP



COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



A ONE BEDROOM GROUND FLOOR APARTMENT within this popular McCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S located within 500m of a SUPERMARKET and a wide range of local amenities.

ASKING PRICE £175,000 LEASEHOLD

For further details, please call **0345 556 4104**

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

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.



LAWN COURT, LONGSIGHT LANE, BOLTON

1 BED | £175,000

SUMMARY

Lawn Court was built by McCarthy & Stone purpose built for modern retirement living and consists of 28 one and two-bedroom retirement apartments for the over 60s. The dedicated House Manager is on site during working hours to take care of things and make you feel at home as well as 24-hour emergency call system provided via a personal pendant alarm and with call points in the entrance hall and bathroom. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have traveled 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).

LOCAL AREA

Lawn Court is situated in Harwood, a lively community to the North/North East of Bolton, bordering Bury and the West Pennine Moors. Once part of the historic County of Lancashire, today Harwood is mostly residential with a good range of local amenities. Lawn Court is a short bus ride away from Bolton town centre and there is a Ring & Ride service provided by Greater Manchester Transport which provides a door-to-door minibus service. Open countryside of the West Pennine Moors and close by Longsight Park provide opportunities to enjoy the outdoors. A fantastically kept bowling green is also in the vicinity - offering the chance to enjoy a traditional sport in beautiful surroundings.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard plumbed for a washer/dryer and housing the Gledhill water heater and Vent Axia air recovery system. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and shower room.

LOUNGE

A bright and airy lounge - being double aspect - with ample space for dining. Modern electric fire in modern fireplace provides an attractive focal point. TV and telephone points, Sky/Sky+ connection point, ceiling lights, fitted carpets and raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

KITCHEN

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 and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge freezer. UPVC double glazed window.

BEDROOM

Double bedroom with a walk-in wardrobe housing rails and shelving. TV and telephone points, Sky/Sky+ connection point, ceiling lights, fitted carpets and raised electric power sockets.

SHOWER ROOM

Fully tiled and fitted with modern suite comprising of level access double shower with glass screen and hand rail. WC, vanity unit with wash basin and mirror above. Shaving point, electric heater, heated towel rail 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 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.

Service charge: £3,044.30 per annum (for financial year end 30th Jun 2024).

CAR PARKING - SUBJECT TO AVAILABILITY

Parking is by allocated space subject to availability, the fee is £250 per annum and Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

LEASEHOLD INFORMATION

999 years from January 2016

Ground rent: £425 per annum

Ground rent review date: January 2031

Managed by: McCarthy and Stone Management Services

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

ADDITIONAL INFORMATION & SERVICES

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

