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APARTMENT 47 VALLEY COURT
Holcombe Brook, BL0 9FY
Offers Over £305,000

APARTMENT 47 VALLEY COURT

Property at a glance

- top floor two bedroom/two bathroom retirement apartment
- superbly presented throughout
- no onward chain
- available for the over 60's
- highly regarded development
- well sought after location
- convenient for local amenities

Valley Court, Longsight Road, Holcombe Brook is an immaculately presented, 2nd floor, two bedroom/two bathroom apartment, set in this highly regarded residential development for the over 60's. This property is offered for sale with no onward chain, is superbly presented throughout and enjoys a fantastic westerly outlook and views from the Juliette balcony in the living room. The site benefits from an residents social lounge, kitchen area and well tended gardens and grounds, there is a 24 hour careline, and residents guests suite available for friends and family and an onsite House Manager. The apartment itself is warmed by electric heating and is PVC double glazed, there is an entry system with security camera leading into the residents lounge, lift and stairs up to the upper floors, the apartment has an entrance hall with meter cupboard and cylinder cupboard and utility room, lounge & dining room with Juliette balcony to the front, kitchen with integrated appliances, two bedrooms the main walk in wardrobe and ensuite shower room and an additional shower room off the main hallway. Outside there is a private car park with the potential option to hire a parking space at a cost of £250pa. The service charges are £3834.12pa/Leasehold property with unexpired term of 900 years Ground Rent £495 pa reviewed in 2013. There is a fee of 1% payable by the seller to McCarthy & Stone on the sale of any property in this development. Council Tax Band





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropack 12/2014

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A				(B2 plus) A			
(81-81) B		84	84	(B1-B1) B			
(79-79) C				(B1-B1) C			
(75-75) D				(B1-B1) D			
(73-73) E				(B1-B1) E			
(71-71) F				(B1-B1) F			
(69-69) G				(B1-B1) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

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