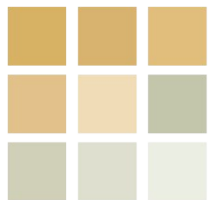




pearson
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3 VALLEY COURT LONGSIGHT ROAD
Holcombe Brook, BL0 9FY
£300,000

3 VALLEY COURT LONGSIGHT ROAD

Property at a glance

- retirement apartment over 60's
- two bedrooms/two bathrooms
- sought after development
- no onward chain
- spacious interior
- residents lounge/communal gardens

Valley Court, Longsight Road, Holcombe Brook is a smartly presented ground 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 well presented throughout and enjoys its own access directly onto the communal rear gardens. The site benefits from a 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, kitchen with integrated appliances, two bedrooms the main with 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 D.

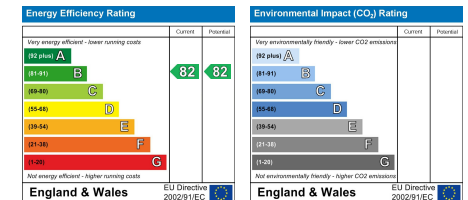




GROUND FLOOR



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. This 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.
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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.