



20 Burey Court Barnacre Road, Longridge, Preston, PR3 2PF

£155,000



A lovely one-bedroom first-floor apartment, purpose-built by McCarthy & Stone for the over 60s, located in the popular Burey Court development in Longridge.

The apartment offers well-designed accommodation comprising an entrance hallway, a spacious living/dining room, fitted kitchen, utility room, double bedroom, and a modern shower room. Outside, there are well-maintained communal garden areas and a private parking space for one vehicle. This is a comfortable and low-maintenance home, ideal for a couple or a single person looking to downsize.

Burey Court is a pet-friendly development that provides modern retirement living with a welcoming community feel. Residents have access to excellent communal facilities, including a lounge where regular social events such as coffee mornings and film nights are held, and which can also be used to host visitors. A property manager is available during working hours, and there is also a 24-hour emergency call system and secure entry for added peace of mind.

Conveniently situated within easy walking distance of Berry Lane, shops, a supermarket, and local amenities, the apartment also falls within Council Tax Band A. The property is leasehold, with a ground rent of £212.50 paid half-yearly, and a monthly service charge of £283.81, which covers water rates, building maintenance, window cleaning, and more.

Offered with no onward chain, this is a fantastic opportunity to enjoy a safe, social, and well-located retirement lifestyle.













## Road Map



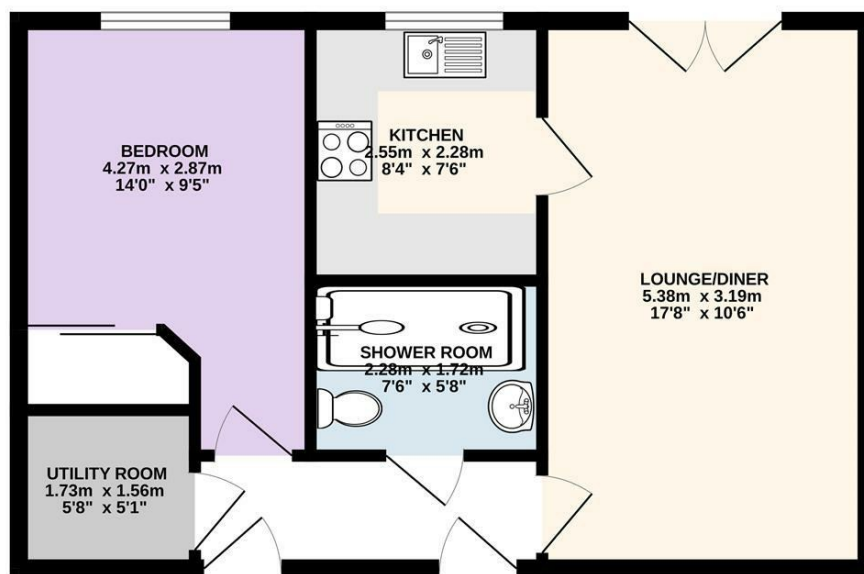
## Hybrid Map



## Terrain Map



GROUND FLOOR  
44.9 sq.m. (483 sq.ft.) approx.



TOTAL FLOOR AREA - 44.9 sq.m. (483 sq.ft.) approx.  
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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## Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

### Misdescriptions Act

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