



Maria B Evans Estate Agents Limited

Phase I Apartments Stocks Hall Mawdesley

Hall Lane, Mawdesley, L40 2QZ



- Superb development of luxury apartments for over 55's
- One- and two-bedroom beautiful apartments available
- Offering independent living with excellent care options
- Generously proportioned first floor accommodation
- Warmed by under-floor heating and double glazing
- Interior and exterior CCTV and security phones
- Free on-site parking for residents and visitors
- First rate social and leisure areas plus communal gardens
- Set in the heart of this ever-popular semi-rural village

This superb development in the ever-popular village of Mawdesley first phase development of thirteen luxury one and two-bedroom generously proportioned, first floor, independent living apartments. Facilities include communal social areas, landscaped gardens plus the option to access additional care services from the fantastic nursing home within the Stocks Hall Mawdesley complex.

Although a completely new construction in 2015, the footprint of this first phase building reflects the former Mawdesley Eating House that once occupied the site, and thus each apartment is individually designed to configure.

The apartments all vary slightly and are mindfully designed for ease and comfort; they all offer spacious and light living areas and are fitted with high specification facilities and modern kitchens to enhance. Each new apartment can embrace interior decor to reflect the comfort of your previous home or, alternatively, a completely updated scheme can be incorporated from a wide selection of elegant colour-ways and furnishings.

The main entrance is located on the ground floor and there are three automatic lifts and four flights of stairs rising to the private first accommodation.

The first floor also incorporates conveniently placed communal relaxation and meeting areas, plus a superb residents lounge with tea, coffee and drinks facilities for those larger social gatherings and caters for myriad requirements and activities.

In line with the Stocks Hall ethos, welfare and happiness are paramount and to that end the apartments have been planned to ensure maximum independence yet also extending the reassurance of a chosen level of care if preferred.

Outside, there are surrounding communal landscaped and fully maintained gardens for residents to take advantage of. Use of the private car park to the front side and rear of the development comes as standard, offering ample visitor parking in the capacious car park. Outside storage facilities are also available for other items of property such as bicycles or mobility scooter, including charging points.

An all-embracing management fee will be applicable enabling residents to benefit from lower cost essential services for the majority of day-to-day household running expenses - plus additional services are available if required. Details of the inclusions are available upon request.

The second phase of development is now complete and incorporates further luxury two and three-bedroom apartments for over 55's, a beautiful leisure centre including a fabulous swimming pool, sumptuous

spa, a hydrotherapy pool, a well-equipped gymnasium and an excellent bistro and cafe bar terrace.

Please feel free to call us to discuss your current requirements and we will do our utmost to guide you accordingly.

Contact: [Maria B Evans Estate Agents](mailto:sales@mariabevans.co.uk) 01772 737888

Email: sales@mariabevans.co.uk Website: www.mariabevans.co.uk

We are reliably informed that the Tenure of the property is LEASEHOLD

The lease length is 125 years with no ground rent charge or renewal date

The Service Charge varies as per apartment size and facilities

The Local Authority is Chorley Borough Council

The EPC rating is D

The Council Tax Band is C

The property is served by mains drainage

Viewing is strictly by appointment through Maria B Evans Estate Agents

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.