



## **Maria B Evans Estate Agents Limited**

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### **Apartment 4 Stocks Hall Mawdesley, Mawdesley, L40 2QZ**

**Guide Price of £219,000**



- Beautifully appointed first-floor apartment
- Superb, luxury development for 'over 55's'
- Well-proportioned first floor accommodation
- Situated next door to the luxurious Spa and leisure facility
- Delightful open plan living-dining-kitchen
- Two double bedrooms, one with fitted wardrobes
- Fully tiled four-piece luxury bathroom
- Warmed by under-floor heating throughout
- Benefits from double glazing and insulation
- Independent living with excellent care options
- 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 close to the heart of this ever-popular village

This charming, first-floor apartment is set within the multifaceted Stocks Hall development, set close to the ever-popular village of Mawdesley and catering for the Over 55's. Beautifully appointed, the accommodation comprises an open plan living-dining-kitchen, two double bedrooms – one fitted with a range of furniture – and a luxury, fully-tiled four-piece bathroom. Well-proportioned throughout, this privately owned apartment has been finished to an exemplary standard and is also benefits from first communal social areas, landscaped gardens, off road parking, plus the option to access additional care services from the celebrated nursing home within the building.

Constructed in 2015 and following the footprint of the former Mawdesley Eating House, each apartment is unique and individually designed. In line with the Stocks Hall ethos, the apartments have been planned to ensure maximum independence yet also extending the reassurance of a chosen level of care if favoured.

No. 4 is a privately owned apartment and benefits from supplementary upgrades and a re-configuration throughout to maximise the space on offer. Mindfully designed for ease and comfort, the apartment offers a spacious and light living-dining-kitchen area which is fitted with a range of modern cabinets which incorporate a washing machine and under-counter fridge. There are two double-bedrooms, one having fitted wardrobes and both having wall-mounted television points. Both bedrooms are served by the fully-tiled luxury bathroom with white suite comprising a walk-in in shower cubicle, panelled bath, vanity unit with inset wash hand basin, and a wall mounted WC. The bathroom also has a chrome heated rail to warm the towels.

The main entrance is located on the ground floor and shares a manned reception with the ground floor facilities plus an additional dedicated first floor private residents' entrance. There are also a total of three automatic lifts and four flights of stairs rising to the first accommodation. The first floor incorporates conveniently placed communal areas plus a superb residents' lounge with catering facilities for those larger social gatherings and activities.

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 electric charging points. The second phase of development is now complete and incorporates further luxury two and three-bedroom apartments for over 55's, a stunning leisure centre with swimming pool, sumptuous spa, a hydrotherapy pool, a well-equipped gymnasium and an excellent bistro and cafe bar terrace.

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

The lease length is 125 years from a build date of 2016

The ground rent charge of £200 PA

The Management Charge is currently set at £63.70 per week (see below for inclusions)

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

The property is intended for residents aged over 55

**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.

## **Management Charge Inclusions**

Stocks Hall Independent Living Limited is managed and run by the Stocks Hall Group. An indication of the items being managed and a summary of those services included within the weekly management charge are set out below. The management charge is calculated weekly and invoiced monthly together with any additional “extra care” services purchased during the previous month.

- Building Insurance – To all communal areas and private apartments.
- Cleaning and redecoration repairs and Improvements – To all internal and external communal areas.
- External Maintenance – Of the whole building and specifically to the individual private apartments.
- External Cleaning of window and internal cleaning of windows in the communal areas.
- Grounds and garden maintenance.
- Sweeping and gritting of roadways, pathways and car-parks.
- Regular Servicing and Maintenance of lifts within the building.
- Regular servicing of internal and external CCTV & Security.
- Regular Servicing of door access control / video phone.
- Freeview distributed television to private apartments and lounges.
- Provision of external telephone line to private apartments.
- Free resident wi-fi available throughout communal areas.
- Use of private communal lounge.
- Water rates – To communal areas and private apartments.
- Electricity charges – To communal areas and private.
- Under floor heating - To communal areas and private apartments.
- Removal of refuse and recycling to a central location.
- Independent heat recovery and ventilation system to private apartments.
- Contingency fund: To cover internal and external redecoration of communal areas.
- These will be increased annually and cumulatively on 1<sup>st</sup> March each year by the higher rates of Average Earning Index and the “all items” index figure of the Index of Retail Prices.

The management charges will be used by Stocks Hall Independent Living Ltd to undertake major replacement and repairs to the grounds and buildings so that everyone who lives in the apartments can do so knowing that there will always be sufficient funds to carry out works and maintain the continued high standard of the home.

Each extra care apartment is sold with a 125-year lease from 2016.