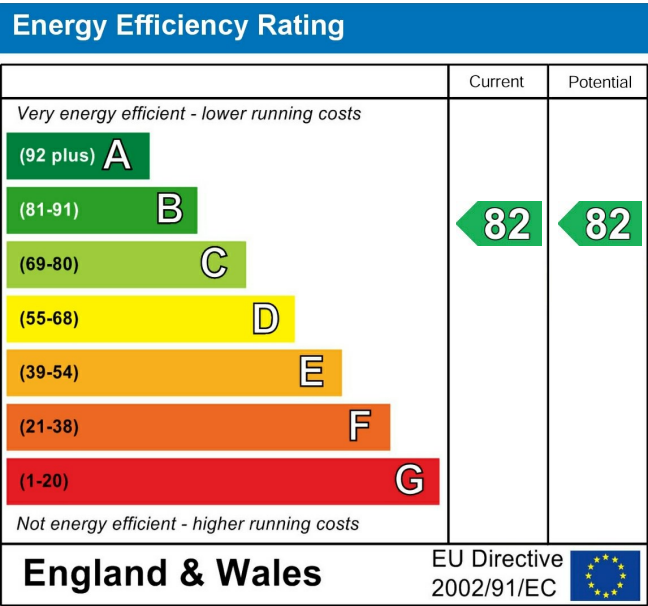
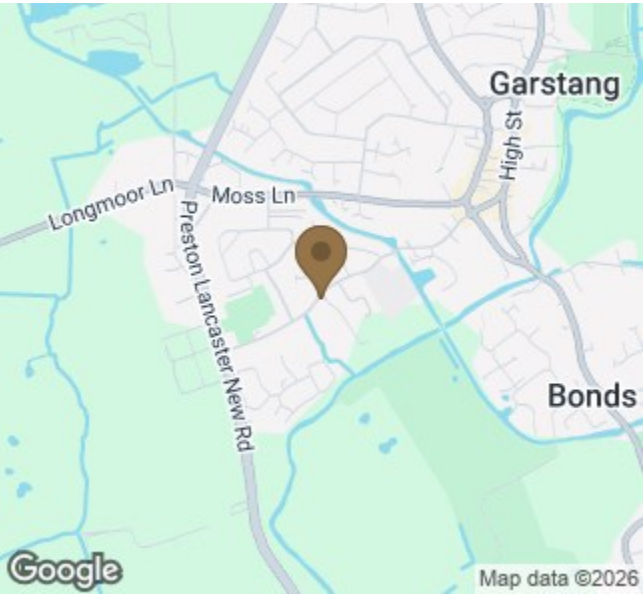
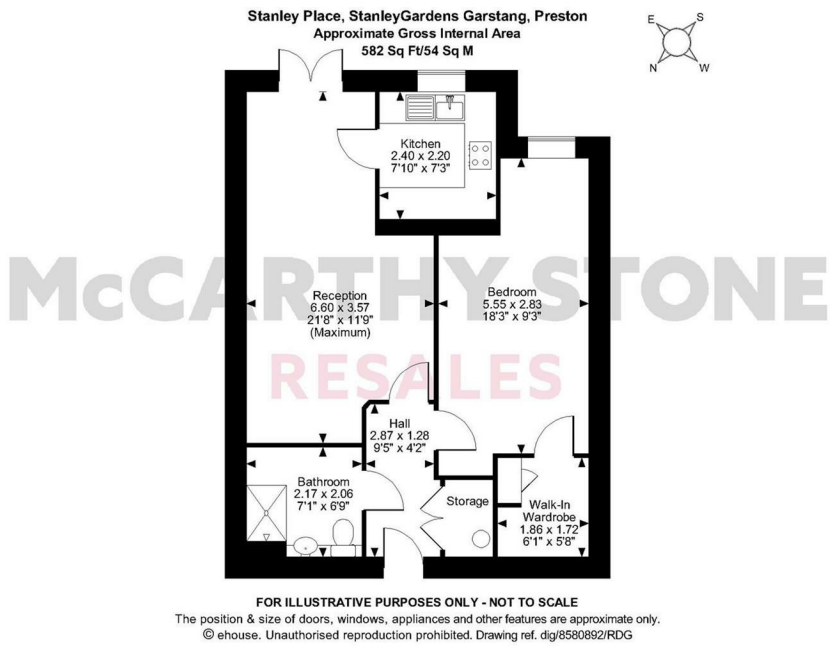




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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



7 Stanley Place

Kepple Lane, Preston, PR3 1XH

  **Council Tax Band: B**

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 7 Stanley Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £220,000
Leasehold

 0345 556 4104
 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- One bedroom ground floor apartment apartment
- Patio area
- Exclusive over 60's retirement development
- House Manager on site
- Guest suite for friends and family
- 24-hour Careline
- On a bus route and close to local shops
- Call McCarthy Stone Resales to arrange a viewing
- Moving Made Easy available - please call your property consultant for more information

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

7 Stanley Place, Preston

 1 |  1 | Asking price £220,000

Summary

This age exclusive development is comprised of 23 one bed and 18 two bed apartments. Safety and security will be ensured throughout the building, which benefits from an on-site House Manager, as well as a camera entry system and intruder alarms in all apartments. Our 24 hour call system gives you complete peace of mind. Residents enjoy a welcoming homeowners' lounge, beautiful landscaped gardens, as well as the additional feature of a Guest Suite for overnight visitors.

Hallway

Front door with spy hole leads to the entrance hall - the 24-hour Tunstall emergency response system, illuminated light switches, smoke detector, apartment security door entry system with intercom are all situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard which houses a washer / dryer. Doors lead to the lounge, bedroom and bathroom.

Lounge

A spacious lounge with the benefit of a French door leading to a patio area with pleasant views over communal landscaped gardens and fields beyond. The room provides ample space for both dining and lounge. Partially glazed door leads onto the kitchen.

Kitchen

Stylish fitted kitchen with a range of modern low and eye level units and drawers with a roll

top work surface. Sink with mono lever tap and drainer sits below the garden facing window. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge and freezer.

Bedroom

Spacious double bedroom with walk in wardrobe housing shelving and hanging rails with window overlooking the rear gardens.

Bathroom

Tiled and fitted with modern suite comprising of a walk-in shower with glass screen, low level WC, vanity unit with sink and mirror above and heated towel rail.

Service Charge

- House Manager
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge £3,750.53 per year for financial year ending 28/02/2027.

Leasehold information

Lease Length: 999 years from 2022

Ground rent: £425 per annum

Ground Rent Review: January 2037

It is a condition of purchase that all residents must meet the age requirements of 60 years.

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
 - Part Exchange service to help you move without the hassle of having to sell your own home.
 - Removal Services that can help you declutter and move you in to your new home.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

