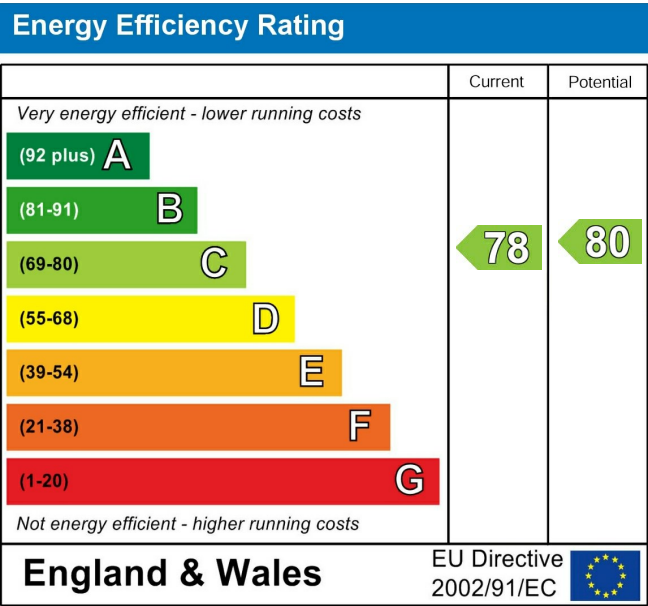
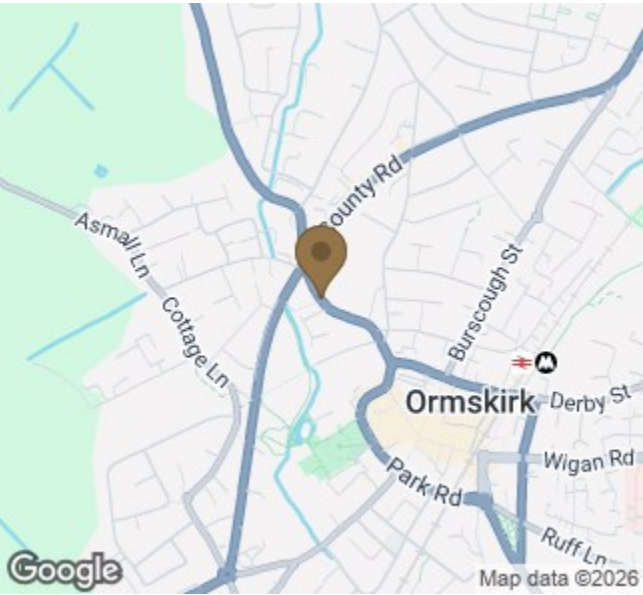
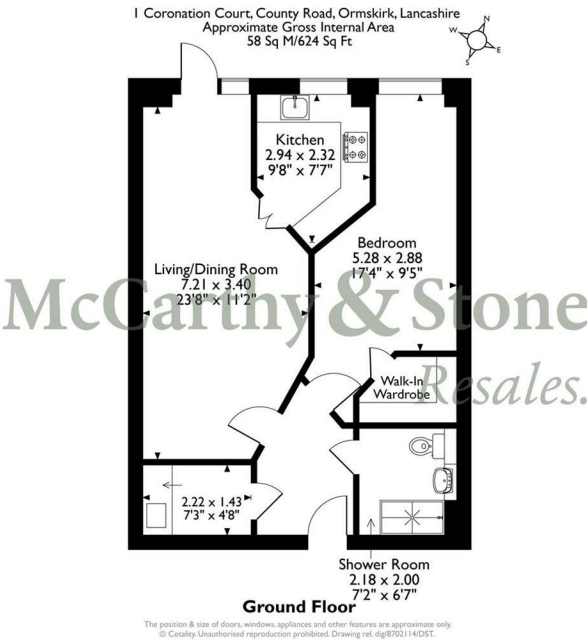




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Registered in England and Wales No. 10716544



1 Coronation Court

County Road, Ormskirk, L39 1RB

1 1 **Council Tax Band: C**

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 1 Coronation Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £140,000
Leasehold

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

Why you'll love living here:

- Ground floor apartment with a patio area
- Patio overlooking the communal grounds
- 24 hour careline
- Guest suite for friends and family
- House Manager on site
- Homeowners communal lounge
- Laundry room
- Stunning landscaped gardens
- Part exchange scheme available
- Excellent transport links

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

1 Coronation Court, Ormskirk

1

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Asking price £140,000

Coronation Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 39 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the hallway and bathroom. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking- permit scheme applies, check with the House Manager for availability.

Local Area
Coronation Court is situated in Ormskirk a lively market town and civic heart of West Lancashire which combines history and character with excellent shopping and a bustling Charter Market held each Thursday and Saturday. Coronation Court is located close to the heart of Ormskirk, near the junction of Southport Road and County Road, and has excellent access to local transport links via bus stops close to the development, and a wider national transport network via the M58 motorway. Connections via rail to larger urban areas or the region's airports can be made from Ormskirk rail stations.

Entrance Hall
Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and shower room.

Lounge
Spacious lounge with the benefit of patio doors leading to beautiful patio area. The lounge has ample room for dining and has a feature fire with surround which acts as an attractive focal point. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen
Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and UPVC double glazed

window overlooking communal gardens above. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting. Tiled flooring.

Bedroom
Generous sized master bedroom with floor to ceiling window making this room bright and airy. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. There is a door to a walk-in wardrobe with shelving and hanging rails.

Shower Room
Fully tiled and fitted with suite comprising of walk-in shower, low level WC, vanity unit with sink and mirror above. Shaver point, heated towel rail, ceiling mounted extractor fan and tiled flooring.

Car Parking Permit Scheme-subject to availability
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Service Charge
What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24-hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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.

Annual Service Charge is £3,523.15 for the financial year ending 30/09/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold
Ground rent: £425 per annum
Ground rent review: 1st Jan 2029
Lease length: 125 years from 1st Jan 2014

Moving Made Easy
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 to.
- 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 speak with our Property Consultant today.

Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

A bright kitchen with light wood cabinetry, a dark countertop, and a window above the sink. A clock is on the wall.

A living room featuring a white TV stand with a large screen, a patterned sofa, and a window with curtains.

A bedroom with a bed covered in a patterned duvet, a white TV stand, and a window.

A red brick building with a garden area, a patio, and a small table with chairs.

A living room with a blue sofa, a side table with a lamp, and a large window.

A red brick building with a garden area, a patio, and a small table with chairs.

A bathroom with a white sink, a toilet, and a glass shower enclosure.