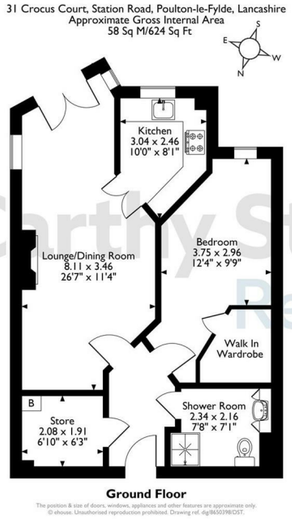
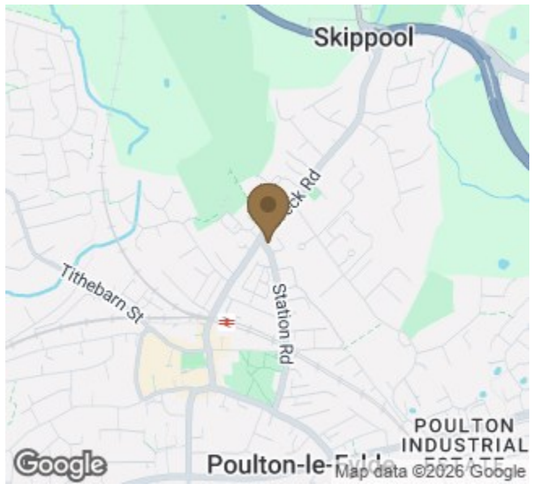
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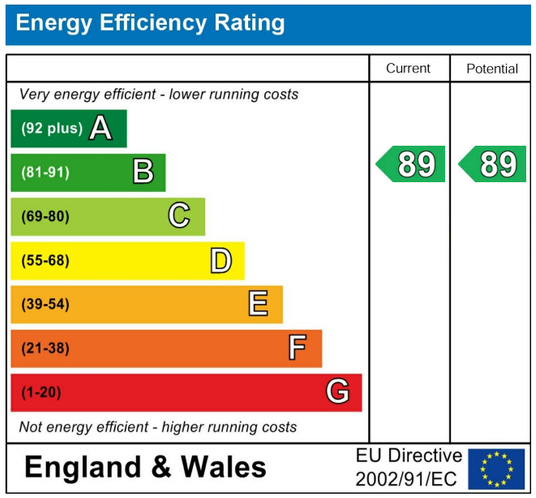
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Registered in England and Wales No. 10716544

The Property Ombudsman







31 Crocus Court

Station Road, Poulton-Le-Fylde, FY6 7XJ

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

Offers in the region of £64,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
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Why you'll love living here:

- One bedroom apartment, overlooking gardens
- Car parking space included
- Ready to move into
- On-site bistro style restaurant
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Estate Manager and on-site staffing 24-hours a day
- Homeowner's Lounge and Guest suite
- Personal care packages available from the onsite CQC registered care agency
- Half a Mile to Poulton-Le-Fylde Town Centre
- Within a Quarter of a Mile from Poluton-Le-Fylde Train Station

McCarthy & Stone
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Trustpilot Rated Excellent

31 Crocus Court, Poulton-Le-Fylde

1 | 1 | Offers in the region of £64,000

Crocus Court
Designed exclusively with the over 70's in mind, this Retirement Living PLUS developments allows you to carry on living independently in a home you own, with the help of on-site flexible care and support if you need it, plus the benefit of a Bistro style restaurant serving delicious meals every day.

You can relax in the knowledge that with Retirement Living PLUS, the on-site team are on hand to provide assistance and flexible care and support 24 hours a day, 7 days a week. The apartments are wheelchair friendly and you'll find ovens and plug sockets set at waist height. There are easy to use lever taps and grab rails along the hallways, making getting around easier.

You'll also find a secure charging and storage area for mobility scooters. Peace of mind also comes from a door entry system linked to your TV, so you can see who's there before letting anyone in, and an intruder alarm, allowing you to relax in the knowledge that you're safe and secure. The spacious Homeowners lounge is ideal for to leading a full and active social life with both fellow homeowners and friends and family.

If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

Local Area
A beautiful market town, Poulton-Le-Fylde is located on the Fylde coastal plain and is part of the Blackpool urban area with regular rail links operating to the city centre of Preston. The railway itself is conveniently located within a quarter of a mile of Crocus Court.

The Market Place and Teanlowe centre are located within half of mile of the development and provides plenty of shops and amenities including Banks, Post Office, Pharmacies, coffee shops and restaurants. For those interested in traditional country living, a local Farmers Market is held on the fourth Saturday of each month, selling locally grown produce in the local community hall.

Entrance Hall
Front door with spy hole leads to the entrance hall where the 24-hour Tunstall emergency response system is situated, as well as Illuminated light switches, smoke detector, a security door entry system and door to a walk in store/airing cupboard. Further doors lead to the bedroom, living room and bathroom.

Living Room
This spacious room benefits from a dining area with floor to ceiling windows and double doors with a Juliet balcony, overlooking the beautiful gardens. The dining area itself provides ample space for a dining table and chairs. Electric fire in feature fireplace provides an attractive focal point. There are 3 ceiling light fittings, plenty of raised height plug sockets, a TV and telephone point and double opening, partially glazed doors to the separate Kitchen.

Kitchen
A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. An electronically operated UPVC double glazed window sits above a single sink and drainer unit which has a mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Integral dishwasher. Central ceiling light fitting and tiled flooring.

Bedroom
This spacious double bedroom benefits from a full height window letting in plenty of light, with a central ceiling light, TV and phone point and emergency response pull cord. The room also has a walk-in wardrobe housing rails and shelving.

Wetroom
Full wet room with anti-slip flooring, tiled walls and fitted with suite comprising; level access shower, WC, vanity unit with wash basin and mirror above. Heated towel rail and emergency pull cord.

Car Parking
A car parking space is available with this apartment.

Service Charge (breakdown)
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- 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
- One hour of domestic support per week is included in the service charge
- Care staff on-site 24-hours a day
- Running of the on-site restaurant
- Intruder alarm system

The annual service charge is £11,648.75 for the financial year ending 30/06/2027. The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

Lease Information
Lease: 999 years from 1st June 2017
Ground rent: £435 per annum
Ground rent review: 1st June 2032

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













