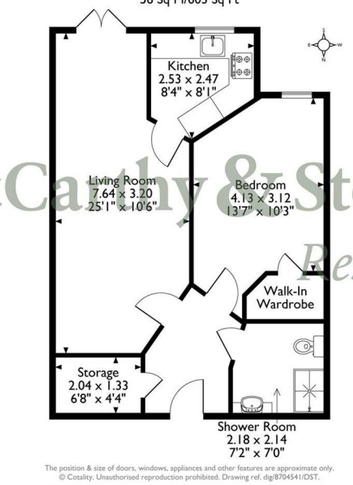
Excellent

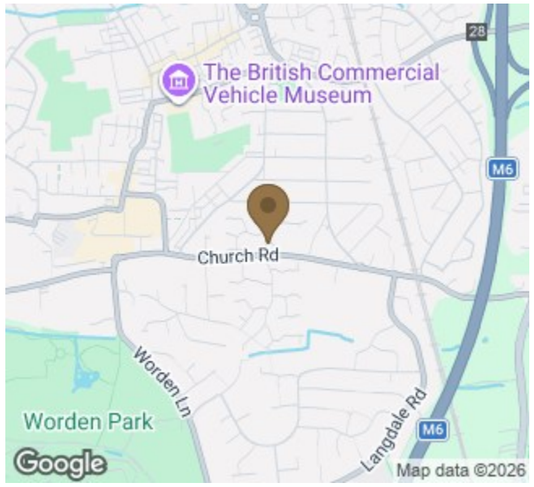
Trustpilot

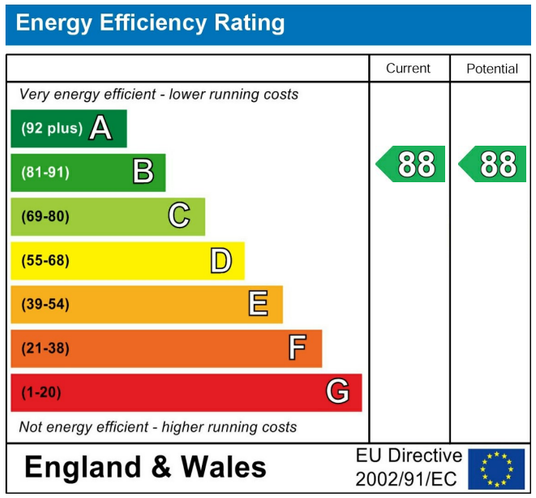
McCarthy & Stone
Resales.

33 Balshaw Court, Burlington Gardens, Leyland, Lancashire
Approximate Gross Internal Area
56 Sq M/603 Sq Ft




The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman









## 33 Balshaw Court

Burlington Gardens, Leyland, PR25 3EX

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

## Asking price £159,999
## Leasehold

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

### Why you'll love living here:

- One bedroom first floor apartment
- Juliette balcony from lounge
- South facing apartment
- Garden outlook
- Well maintained gardens
- On-site bistro style restaurant
- Domestic assistance
- Estate Manager and on-site staffing 24-hours a day
- Homeowner's Lounge and Guest suite
- Personal care packages available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 33 Balshaw Court, Leyland

1 | 1 | Asking price £159,999

**Balshaw 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 from 10am to 6pm 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**
You'll find plenty to see and do near the development. For example, it's only 0.3 miles from South Ribble Museum and Exhibition Centre and Leyland Library. The beautiful Worden Park is also only 0.6 miles away, making it perfect for a leisurely walk.
Also, there is a Post Office and Tesco Extra within a short walking distance, along with other retail and convenience shops.
Just 6 miles from Preston, Leyland has a thriving town centre and is home to Worden Park, a large park of mature woodlands and open meadows. The park is just half a mile from the development site and features many well-marked paths for quiet strolls, a beautiful Georgian walled garden and a delightful little café. Plus, if you have family coming to visit, there's a large children's play area, crazy golf and even a hedge maze.

For both seasoned and new golfers alike, Leyland Golf Club is also under a mile away. As well as the 18-hole parkland course, a large practice area is available, with a practice bunker, chipping facilities and a 9-hole putting green. The club is happy to accept new members and also welcomes visitors.

**Apartment Overview**
This charming first-floor apartment enjoys a sunny south-facing aspect with an outlook towards the well-maintained gardens. The welcoming living room offers ample space for both relaxing and dining, with a Juliet balcony allowing plenty of natural light to fill the room. The modern kitchen features white high-gloss units, a stainless-steel sink and drainer beneath a garden-facing window with a fitted blind, and an integrated fridge and separate freezer. Built-in Bosch appliances include a waist-height electric oven and a four-ring electric hob with an extractor hood above. The bright, south-facing bedroom benefits from a walk-in wardrobe with shelving and hanging rails. Completing the apartment is a modern wet room with a walk-in shower, support rail and shower curtain.

**Social Lifestyle 5**
Socialising is high on the agenda at Balshaw Court and you will be made to feel welcome by our homeowners as soon as you step through the door. There are many social events arranged such as film evenings, games evenings, lunch, gardening and walking clubs - there really is something for everyone.

**The Restaurant/Bistro**
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Balshaw Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

**Landscaped Gardens 1**
Balshaw Court boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

"I have enjoyed continuing to do the gardening by helping the on-site gardeners with the lovely, landscaped gardens we have." – McCarthy Stone Homeowner

**Care & Support 3**
Sometimes, a little extra help is all you need to allow you to stay active, to do the things you want to do and feel part of the community. That's why at Balshaw Court we offer the services of a brilliant domestic and personal care team onsite each day. They can help make every day living a little bit easier and more enjoyable.

They can help with things like:
• General cleaning or changing the bed
• Meal planning and preparation
• Bathing, showering and continence support
• Help with medication
• Shaving and grooming/hair and makeup
• Personal shopping and dog walking

**Lease Information**
Lease Length: 999 years from 2021
Ground rent: £435 per annum
Ground rent review Jan 2036

**Service Charge**
What your service charge pays for:

• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior 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 Estate Manager.

Service Charge: £10,496.86 per annum (up to financial year end 28/02/227).

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

**Car Parking**
There is no parking space available with this apartment.

**Additional Information & Services**
• Ultra fast broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

**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.















