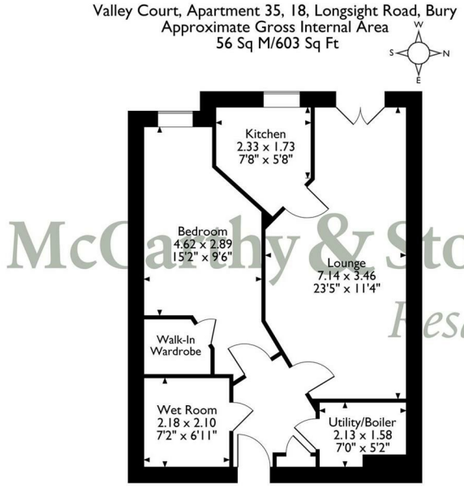
Excellent

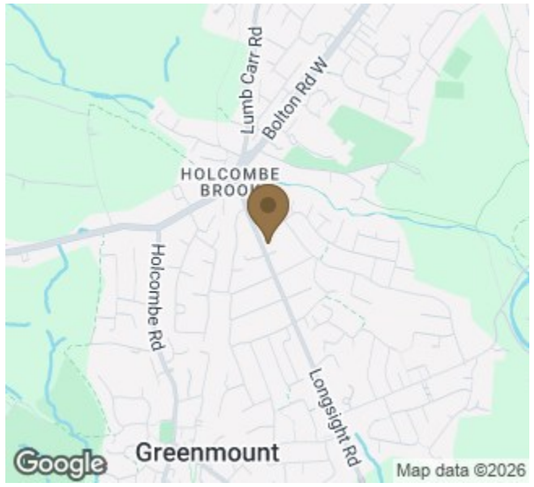
Trustpilot

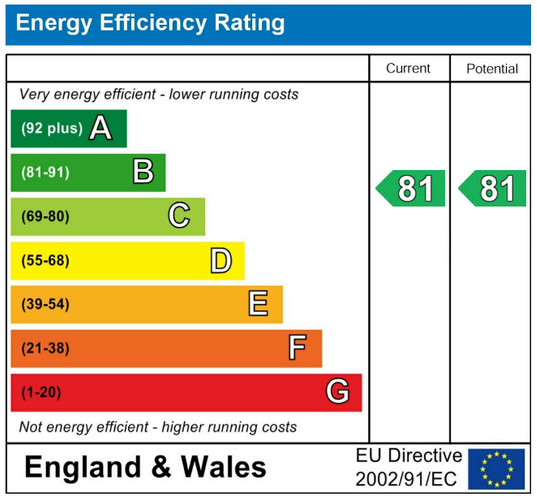
McCarthy & Stone
Resales.

Valley Court, Apartment 35, 18, Longsight Road, Bury
Approximate Gross Internal Area
56 Sq M/603 Sq Ft



Please nThe position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







35 Valley Court

Longsight Road, Bury, BL0 9FY

1 1 Council Tax Band: D

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

Asking price £219,999
Leasehold

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

Why you'll love living here:

- Sunny south west facing
- Garden outlook
- Modern fitted kitchen
- Contemporary shower room
- Social Homeowners' lounge
- Stunning landscaped gardens
- Guest suite for friends and family
- House manager on site
- Emergency call system
- Camera door entry system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

35 Valley Court, Bury

1 | 1 | Asking price £219,999

Valley Court

Valley Court was built by McCarthy & Stone purpose built for modern retirement living. The development consists of 50 one and two-bedroom retirement apartments for the over 60s. The dedicated House Manager is on site during working hours to take care of things and make you feel at home as well as 24-hour emergency call system provided via a personal pendant alarm and with call points in the entrance hall and bathroom. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family as well as the well maintained gardens. 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).

Apartment Overview

This charming second floor apartment, located within this desirable development, offers comfortable and manageable living in a peaceful and supportive environment. The property comprises a welcoming reception room, a well proportioned bedroom, and a bathroom, making it an ideal home for those looking for convenience and ease of living. The apartment also benefits from a Juliet balcony overlooking the garden, allowing plenty of natural light and providing a pleasant outlook.

Local Area

Valley Court is Located on the slopes of Holcombe Moor, much of the countryside around the village of Holcombe Brook is popular with walkers, cyclists and bird watchers. For nature lovers, Holcombe Brook's location offers plenty to enjoy. Public transport offers regular connections to the surrounding areas. Ramsbottom village centre, for example, is only a short bus ride away and offers a wealth of shopping facilities. Summerseat is popular with visitors thanks to its picturesque scenery, pubs and nature reserve. Other local attractions include Harcles Hill (locally known as Holcombe Hill due to its close proximity to the village) which is also popular with locals. Here you'll find a monument to Robert Peel, former British Prime Minister and creator of the Metropolitan Police.

Social Lifestyle

The communal lounge is at the heart of life at Valley Court, providing a welcoming space for neighbours to gather and enjoy a varied programme of social activities. Regular events include coffee mornings, film afternoons, keep-fit classes, fortnightly bingo and fish-and-chip Fridays. With our active social committee we have previously arranged visiting singers, dancers and themed evenings, helping create a thriving community.

They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of Valley Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Car Parking Permit

Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis subject to availability. Please check with the House Manager on site for availability.

Additional Information & Services

- Fibre to the cabinet broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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
- 24hr 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 annual service charge is £2,852.81 for the financial year ending 30/06/2027.

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.

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

Leasehold Infromation

Ground rent: £425 per annum
Ground rent review: 1st June 2031
Lease length: 999 years from 1st June 2016
Is is a condition of purchase that residents must meet the age requirement of 60 years or over.

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.













