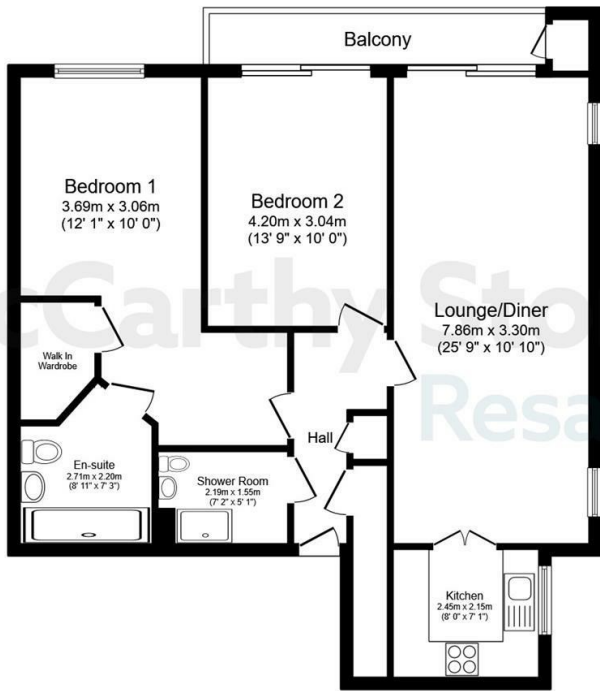


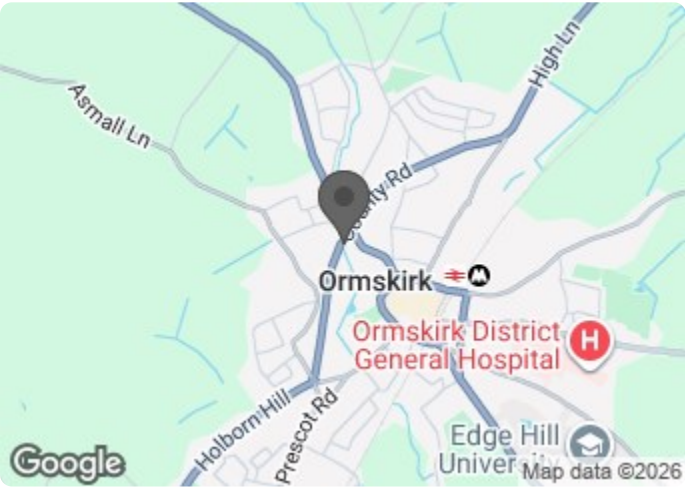
33 Coronation Court

County Road, Ormskirk, L39 1RB



Total floor area 83.1 sq.m. (894 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £215,000 Leasehold

A beautifully bright SOUTH WEST facing TWO BEDROOM apartment situated on the first floor with a WALK OUT BALCONY.

Coronation Court is a popular McCarthy & Stone retirement living development for the over 60's. Town centre shops, amenities and wider transport links all easily accessible.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Coronation Court, County Road, Ormskirk

Summary

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, bedrooms and shower room.

Lounge

A beautifully bright lounge featuring a large window and patio door leading out to a walk-out balcony, spacious enough to accommodate a bistro set and allocated storage cupboard. The room further benefits from two additional side windows, allowing an abundance of natural light to flood in. There is ample space for both living and dining areas, complemented by a feature fireplace with surround that creates an attractive focal point. The room is fitted with TV and telephone points, and partially glazed double doors lead through to a separate kitchen.



Kitchen

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 and drainer sits below the south west facing window. Built-in oven, four ring ceramic hob with extractor hood and fitted integrated fridge and freezer.

Bedroom One

Generous sized master bedroom with south west facing window. TV and telephone points. There is a door to a walk-in wardrobe with shelving and hanging rails.

En-suite Bathroom

Fully tiled and fitted with walk in shower with glass screen and support rail. Low level WC, vanity unit with sink and mirror above. Shaver point, heated towel rail, ceiling mounted extractor fan and tiled flooring.

Bedroom Two

Spacious second bedroom which could alternatively be used as a separate dining room or home office. The room also has a large window and patio door leading out to the walk-out balcony. TV and phone point.

Shower Room

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

Service Charge (breakdown)

- Visiting 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



2 Bed | £215,000

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 House Manager.

Annual Service charge: £5,314.73 for the financial year ending 30/09/2027.

Check out benefits you may be entitled to!

Car Parking (Permit Scheme)

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.

Lease Information

Lease: 125 years from 1st Jan 2014
Ground rent: £495 per annum
Ground rent review: 1st Jan 2029

Moving Made Easy & Additional Services

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

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

