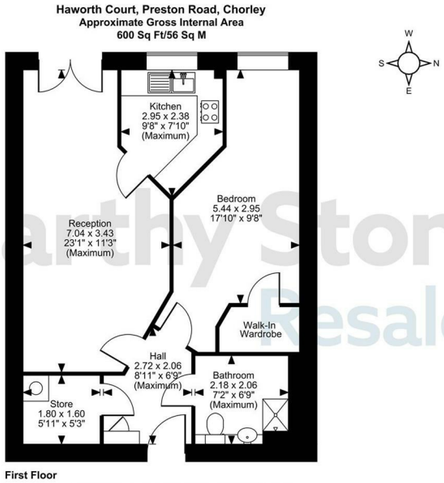
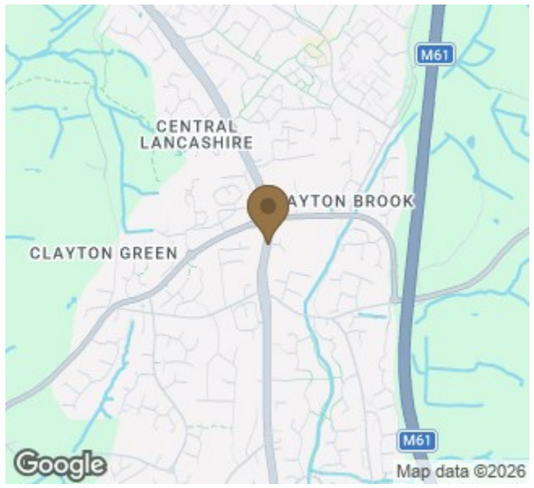
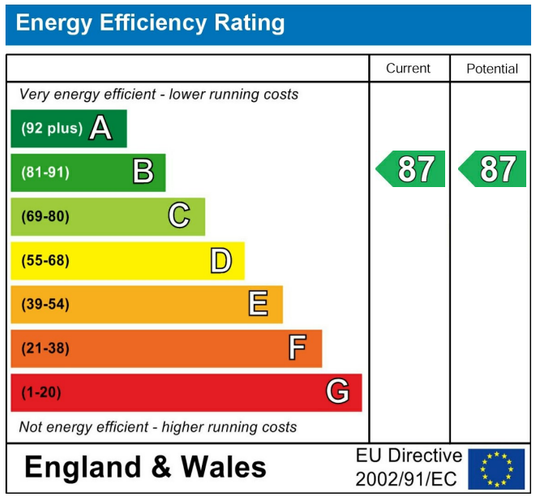
Excellent

Trustpilot

McCarthy & Stone
Resales.







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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

19 Haworth Court

Preston Road, Chorley, PR6 7EB

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

Offers in the region of £149,950 Leasehold

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

Why you'll love living here:

- One bed first floor apartment
- Juliet balcony
- Car parking space included
- House Manager on site
- Guest suite for friends and family
- 24 hour Careline
- On a bus route and close to local shops
- Exclusive over 60's retirement development
- Part exchange considered
- Call McCarthy Stone Resales to arrange a viewing

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

19 Haworth Court, Chorley

1 | 1 | Offers in the region of £149,950

Summary

This age exclusive development is comprised of 23 one bed and 18 two bed apartments. As with every McCarthy Stone development, a close-knit community feel is encouraged with sociable communal spaces and a limited number of apartments, so that homeowners can get to know their neighbours. Safety and security will be ensured throughout the building, which benefits from an on-site House Manager, as well as a camera entry system and intruder alarms in all apartments. Our 24 hour call system gives you complete peace of mind.

Every apartment includes a fully fitted kitchen, telephone and television connection points in the living room and main bedroom and double glazing for energy efficiency. will also enjoy unlimited access to the landscaped gardens and beautiful communal lounge which if fully WiFi enabled. You'll also benefit from on-site car parking, a cycle/scooter store and lift access to every floor; as well as the additional feature of a Guest Suite for overnight visitors.

Local area

The tranquil and leafy village of Clayton-le-Woods is an ideal location for retirement. The quiet residential area is well connected to the surrounding area by the M61 and M65. The development is in an enviable location with plenty of green space and open countryside nearby such as Clayton Green, Clayton Green Sports Centre, and a library which is just 0.4 miles away. The nearby town of Bamber Bridge holds a monthly farmers market on the fourth Sunday of every month. This is a popular event, with locally grown produce, handmade crafts, jewellery and gifts available. Residents can catch the 125 bus into Bamber Bridge, which stops just 0.2 miles from Howarth Court.

Hallway

Front door with spy hole leads to the entrance hall - the 24-hour emergency response system, illuminated light switches, smoke detector, apartment security door entry system with intercom are all situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Doors lead to the lounge, bedroom and bathroom.

Lounge

A spacious lounge with the benefit of a Juliet balcony. There is ample space for dining. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Partially glazed door leads onto the kitchen.

Kitchen

Stylish 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 above. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom

Double bedroom with window. Ceiling light, TV phone point, fitted carpets and raised electric power sockets. Door leading to a walk-in wardrobe housing shelving and hanging rails.

Bathroom

Tiled and fitted with modern suite comprising of a walk-in shower with glass screen, low level WC, vanity unit with sink and mirror above and heated towel rail.

Car Parking

A Car Parking space is included within the price of this apartment, ideally positioned for access to the development.

Service Charge

- 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

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.

The annual service charge £3,082.61 per annum (for financial year end 28/02/2027.

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

Leasehold information

It is a condition of purchase that all residents must meet the age requirements of 60 years.
Lease Length: 999 years from 2020
Ground rent: £425 per annum
Ground rent review: Jan-35
Managed by: McCarthy and Stone Management Services

Additional Information & 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 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage