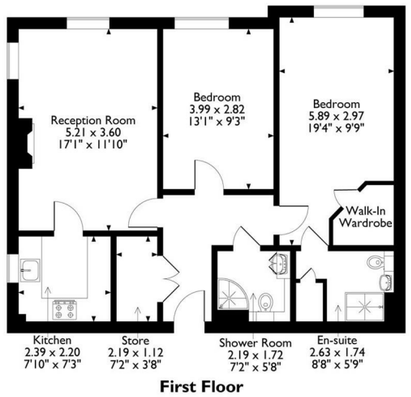
Excellent

Trustpilot

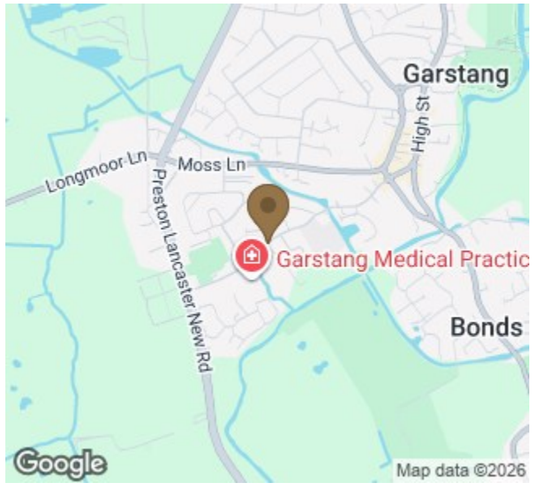
McCarthy & Stone
Resales.

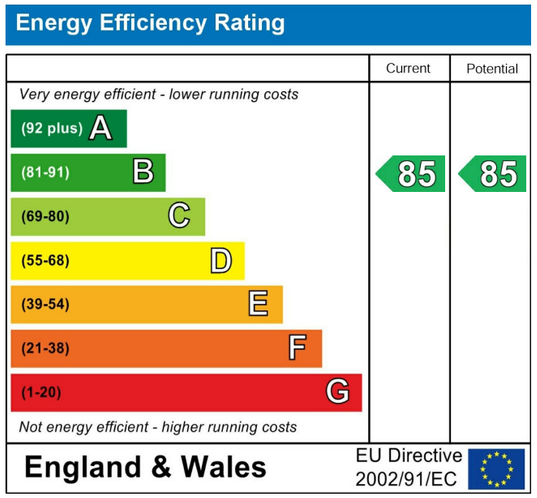
23 Stanley Place, Stanley Gardens, Garstang, Preston, Lancashire
Approximate Gross Internal Area
Main House = 75 Sq M/807 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8703019/DST.





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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

23 Stanley Place

Kepple Lane, Garstang, PR3 1XH

2 | 2 | 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 23 Stanley Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Price £280,000 Leasehold

Why you'll love living here:

- Two bedroom first floor apartment
- Car Park space included
- House Manager
- 24 hour emergency call system
- Homeowners lounge
- Guest suite
- Landscaped gardens
- Mobility scooter room

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

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

23 Stanley Place, Garstang

2 | 2 | Price £280,000

Stanley Place
In the heart of Lancashire, nestled between the Forest of Bowland and the North West coastline, is the historic town of Garstang. As well as benefiting from a wide range of local amenities, the town offers great transport links, with regular bus services and the M6 and A6 both nearby, making it the perfect location for Retirement Living.

Garstang is of historical significance yet offers a range of modern services and shops as well as a weekly market. Each home receives monthly a Green Book containing the leisure activities in the town for the forthcoming month.

For those who use a scooter to get around, the development has a scooter storage room, and there'll be on-site parking for those with a car. As well as several supermarkets and a variety of both high-street and independent shops, the town centre boasts the weekly market and many cafes and restaurants. Plus, the local leisure centre offers a wide variety of fitness classes, from gentle exercise to full body workouts. What's more, the local swimming pool gives lessons and classes for all ages.

Stanley Place development offers well designed and luxurious apartment living for the over 55's.
Garstang itself is easily accessed and offers a wide range of services and shops and a weekly market. It has good transport links and is positioned close to the edge of South Lakeland.Contact our team on 0345 556 4104 to arrange a viewing

The House Manager deals with the day to day running of the development and is available for advice to Homeowners. A weekly coffee mornings gives opportunity for updates from the House Manager and provides an opportunity to chat with neighbours.

A Guest Suite with twin beds, television and coffee making facilites has an adjoining en suite bathroom can be booked in advance by Homeowner's for family and friends when visiting

Entrance Hall
Front door leads to the large entrance hall from where the 24-hour Appello emergency response and remote door entry system is accessible. A range of raised power sockets. Door leading to a utility/storage cupboard housing space for a washer/drier, Gledhill water heater and Vent Axia unit, Smoke detector. Further doors lead to living room, bedrooms and shower room.

Lounge
Bright and spacious dual aspect living room with full length floor to ceiling double glazed windows allowing in plenty of natural light, with ample room for a dining table and chairs. With a modern fire surround housing a Living Flame style electric fire providing an excellent focal point any room, Fitted with new carpets, two ceiling lights, raised height sockets. Partial glazed natural wood door leading into separate kitchen.

Kitchen
Fitted with a range of modern high gloss kitchen units, drawers. Integrated fridge freezer. Built in electric oven. Four ringed ceramic hob with extractor hood and integrated dishwasher. Black composite sink with mixer tap sits beneath a double glazed window. Range of power sockets, ceiling and under pelmet lighting.

Bedroom 1
This large spacious double bedroom benefits from a walk in wardrobe fitted with hanging space and shelving units. A selection of raised power sockets, TV and telephone points. Fitted carpets. Door leading to en-suite shower room

En-suite
Modern shower room benefiting from a walk in shower with slip resistant flooring, a chrome towel radiator and a fitted mirror and a multi shelved cupboard provides ample bathroom storage.. Wash hand basin; shaver point, Ceiling spotlights, floor tiling.

Bedroom 2
A spacious second bedroom that could be used as an office or a separate dinging room.

Shower Room
The shower room is complete with a low profile shower tray and slip resistant flooring, a chrome towel radiator and a fitted mirror. Wash hand basin; shaver point, Ceiling spotlights, floor tiling.

Service Charge Breakdown
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 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

The annual service charge is £5,625.84 for the financial year ending 28/02/2027.

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Lease Information
No ground rent payable

Car Park
A parking space is included in the sale of this apartment.

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 to.
• 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 to order
• Mains water and electricity
• Electric room heating
• Mains drainage