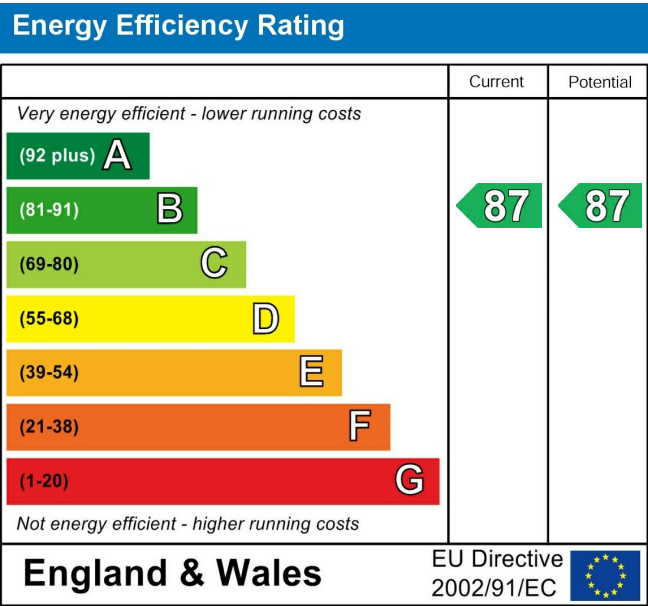
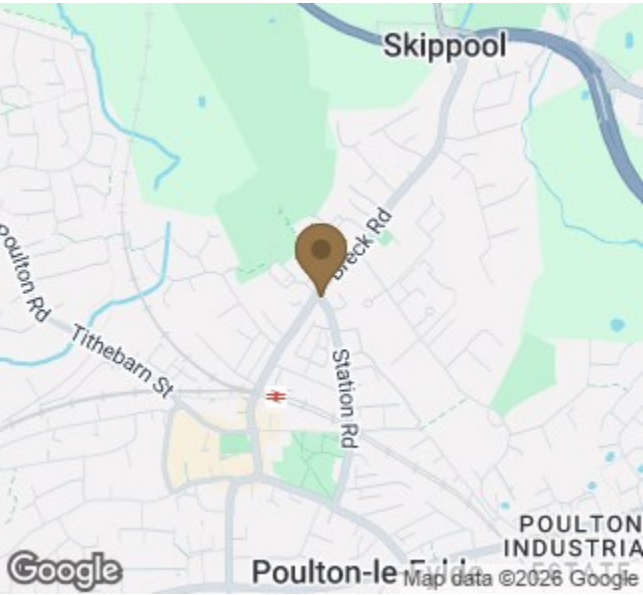
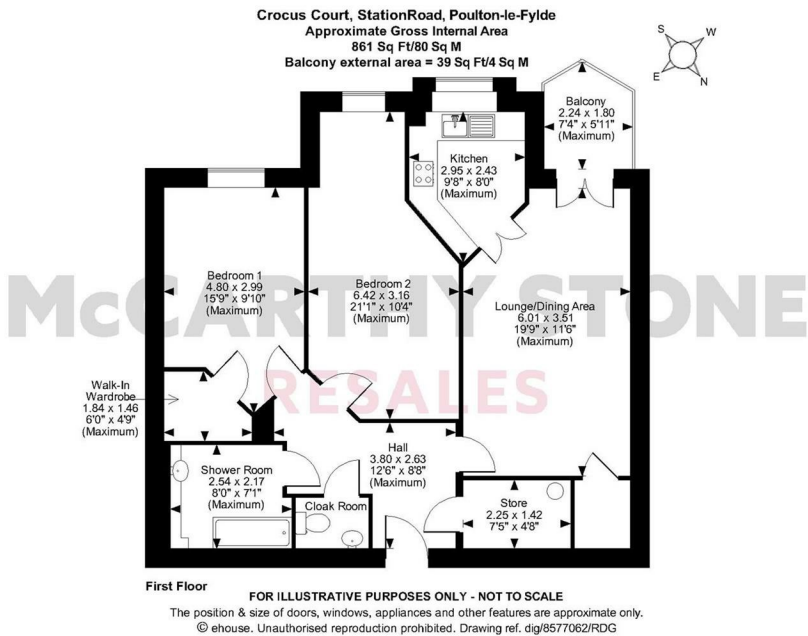




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Registered in England and Wales No. 10716544



44 Crocus Court

Station Road, Poulton-Le-Fylde, FY6 7XJ

2 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 44 Crocus Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £160,000
Leasehold

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

Why you'll love living here:

- Two bedroom second floor apartment
- Estate Manager and on-site staffing 24-hours a day
- On-site bistro style restaurant
- Personal care packages available from the onsite CQC registered care agency
- Guest suite for friends and family
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Part exchange scheme available
- Within a quarter of a mile to Poulton Le Fylde Train station
- Within half a mile to Poulton Le Flyde Market Place
- Please call McCarthy and Stone Resales to make an appointment 0345 5564104

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

44 Crocus Court, Poulton-Le-Fylde

2 | 1 | Asking price £160,000

Summary
Designed exclusively with the over 70's in mind, this Retirement Living PLUS development 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 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
Poulton-le-Fylde, a picturesque market town on the Fylde coastal plain, is seamlessly integrated into the Blackpool urban area. Enjoying regular rail links to Preston city centre, Crocus Court is conveniently situated within a quarter of a mile from the railway station. Within half a mile, the Market Place and Teanlowe Centre offer a diverse range of shops and amenities, including banks, post offices, pharmacies, coffee shops, and restaurants. Embracing traditional country living, the local Farmers Market, held on the fourth Saturday of each month in the community hall, showcases locally grown produce.

Entrance hallway
The entrance hall, accessible through a front door equipped with a spy hole, serves as the gateway to various spaces. Further doors guide you to the bedrooms, living room, and both bathrooms. Ensuring safety and convenience, the hall features a 24-hour Tunstall emergency response system, illuminated light switches, a smoke detector, and a security door entry system. Additionally, a door opens to a practical walk-in store/airing cupboard, complete with useful shelving.

Lounge/Dining Area
Accessible through a partially glazed door, this expansive room

boasts a generous walk-out balcony. The dining area offers abundant space for a dining table and chairs, illuminated by two ceiling light pendants. Practical amenities include numerous plug sockets, a TV and telephone point, and double-opening partially glazed doors leading to the separate kitchen.

Kitchen
A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. An electronically operated UPVC double glazed window sits above a single sink and drainer unit which has a mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Central ceiling light pendant and tiled flooring. Presenting a contemporary fitted kitchen featuring sleek high gloss base and wall units, complemented by under-counter lighting. Positioned beneath an electronically operated UPVC double-glazed window, a single sink and drainer unit equipped with a mixer tap enhance functionality. The kitchen includes integrated appliances such as an electric oven and a ceramic four-ringed hob with an extractor hood above, as well as an integral fridge and freezer.

Bedroom One
A generously proportioned double bedroom adorned with a central ceiling pendant, TV and phone point, and a convenient emergency response pull cord. The room further features a sizable walk-in wardrobe, complete with ample rails and shelving for organized storage.

Bedroom Two
This expansive double bedroom is enhanced by a well-placed window, allowing ample natural light to illuminate the space. It is equipped with a central ceiling pendant, as well as convenient TV and phone points for added functionality.

Bathroom
The bathroom features practical anti-slip flooring, tiled walls, and is equipped with a suite that includes a bath with a shower, WC, vanity unit with a wash basin and mirror, along with an additional storage cabinet. For added comfort, there is a heated towel rail, and an emergency pull cord ensures safety.

Service charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 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
- One hour of domestic support per week is included in the service charge
- Care staff on-site 24-hours a day
- Running of the on-site restaurant
- Intruder alarm system

The annual service charge is £15,585.96 for financial year ending 30/06/2027.

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 Estates Manager.

Leasehold information
Lease length: 999 years from June 2017
Ground rent: £510 per annum
Ground rent review date: June 2032

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.
- 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

