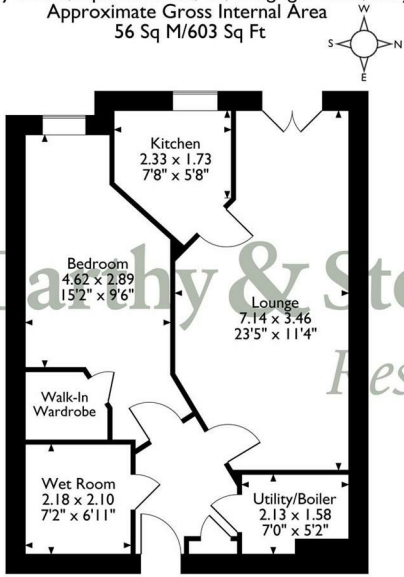
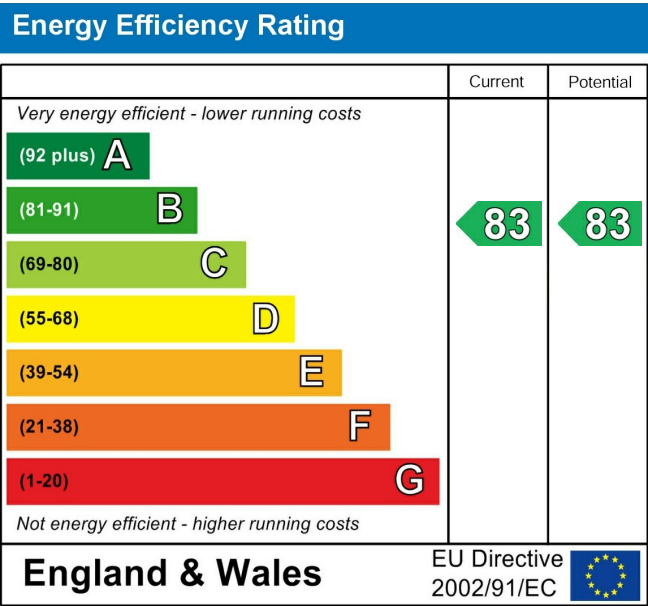
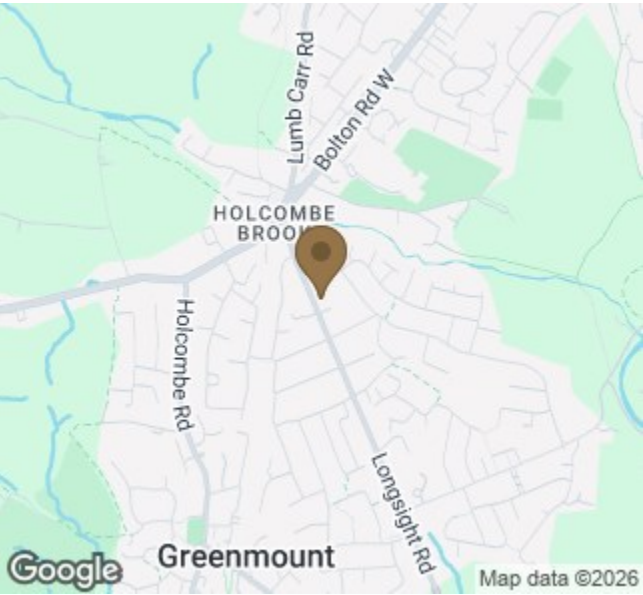


Valley Court, Apartment 35, 18, Longsight Road, Bury
Approximate Gross Internal Area
56 Sq M/603 Sq Ft



Please note: The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544



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:

- One bedroom 2nd floor apartment
- Juliette balcony overlooking the garden
- Landscaped gardens with seated patio area
- House manager on site
- Guest suite for friends and family
- Camera door entry system
- 24 Hour Careline
- Exclusive over 60's development
- Part exchange scheme available
- Removals & solicitors quotes can be provided

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

35 Valley Court, Bury

 1 |  1 | Asking price £219,999

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.

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. Valley Court is a retirement property specifically designed for residents aged 60 and over, forming part of an assisted living development. Residents can enjoy the reassurance of a friendly community and the benefits of a setting designed with comfort, independence and peace of mind in mind. Conveniently located in the heart of Ramsbottom, the property is well placed for local amenities and everyday conveniences, making this an excellent opportunity for those seeking a comfortable retirement home in a central location.



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

Ground Rent

Ground rent: £425 per annum
Ground rent review: 1st June 2031

Leasehold

999 years from 1st June 2016

Is is a condition of purchase that residents must meet the age requirement of 60 years or over.

Additional Information & Services

- Ultra fast broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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 that can assist with service charges or living costs.
- 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.

Service Charge (RL)

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 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.

