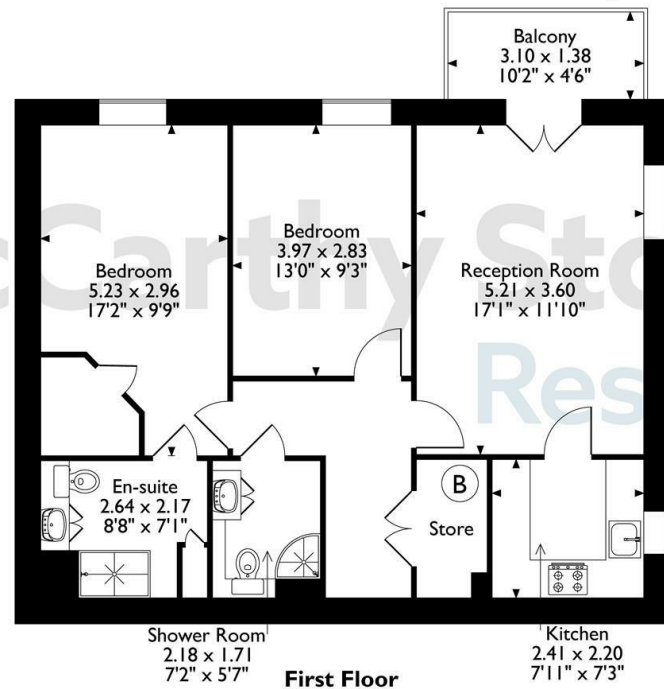
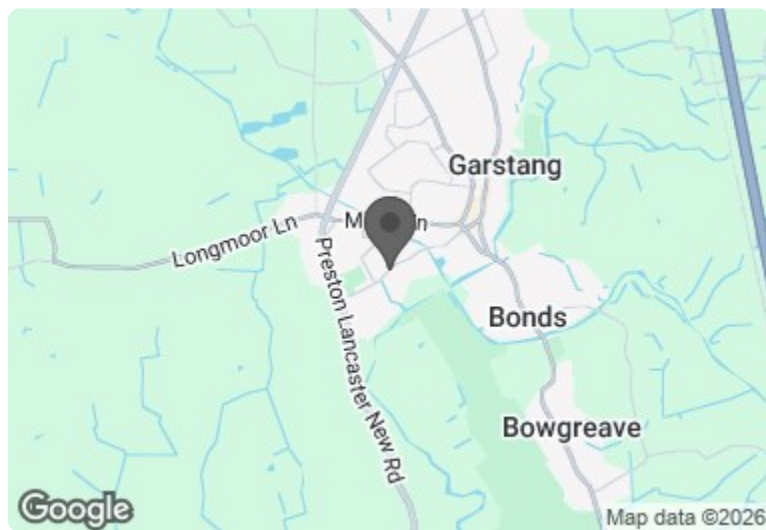


35 Stanley Place, Stanley Gardens, Garstang, Preston, Lancashire  
Approximate Gross Internal Area  
71 Sq M/764 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8667981/DST.

**Council Tax Band: B**

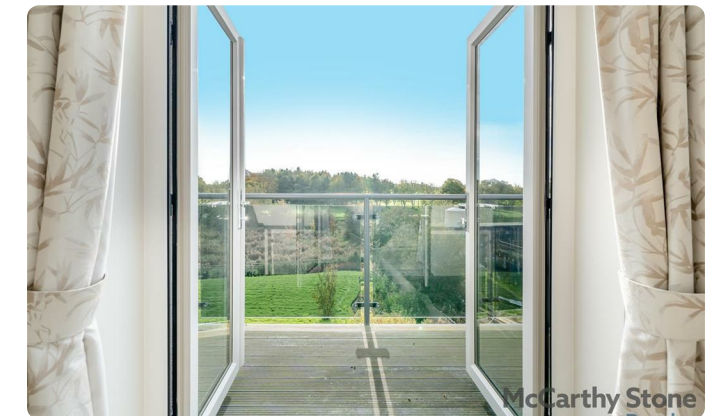


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England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

**35 Stanley Place**

Kepple Lane, Garstang, PR3 1XH

**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £299,000 Leasehold**

A SOUTH EAST FACING TWO BEDROOM second floor apartment with a WALK OUT BALCONY AND VIEWS OVER THE RIVER WYRE and surrounding areas. Situated near the town of Garstang, Stanley Place is a stone's throw from the medical centre and a pharmacy, and the town centre is less than a 10-minute walk away.

**Call us on 0345 556 4104 to find out more.**

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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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.

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# Kepple Lane, Garstang

## 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 McCarthy Stone Retirement Living.

The town is bordered by the River Wyre, and Stanley Place enjoys views across the river and the surrounding countryside. Selected apartments have their own balconies as an additional feature, from which you can admire these views or enjoy an outlook across the development's landscaped garden.

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.

## Entrance Hall

Front door with spy hole leads to the large entrance hall from where the 24-hour Appello emergency response and remote door entry system is accessible. A range of power sockets. Door leading to a utility/storage cupboard housing a washer/drier, Smoke detector. Further doors lead to living room, bedroom, shower room.

## Lounge

Bright and spacious and airy living room with double

glazed doors leading to a walk out balcony over looking the river and surrounding countryside. Fitted carpets, two ceiling lights, raised height sockets. And ample space for a dining table and chairs.

## Kitchen

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

## Bedroom

The spacious 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. Separate door leading to an en-suite bathroom.

## En-suite bathroom

The shower room is complete with a walk-in shower with slip resistant flooring, a chrome towel radiator and a fitted mirror. Wash hand basin; shaver point, Ceiling spotlights, floor tiling.

## Second bedroom

A bright and spacious second bedroom that could also be used as a dining or hobby room. A selection of raised power sockets, TV and telephone points. Fitted carpets.

## 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

# 2 Bed | £299,000

PRICE REDUCED

- Water rates for communal areas
- 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 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.

The annual service charge is £5,625.79 for the financial year ending 28th Feb 2027.

## Lease Information

Lease term: 999 years from 1st Jan 2022

Ground rent: £495 per annum.

Ground rent review: 1st Jan 2037

## Moving Made Easy and 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.
  - 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
- Mains water and electricity
- Electric room heating
- Mains drainage

