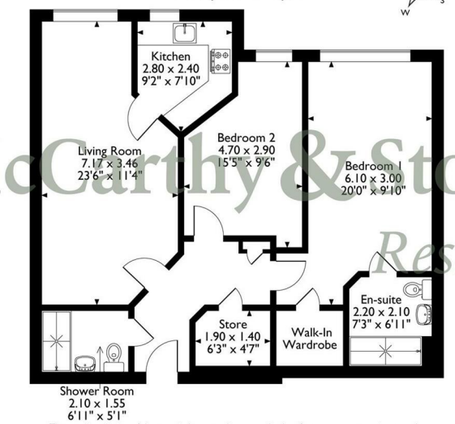
Excellent

Trustpilot

McCarthy & Stone
Resales.

Valley Court, Apartment 40, 18, Longsight Road, Bury
Approximate Gross Internal Area
82 Sq M/883 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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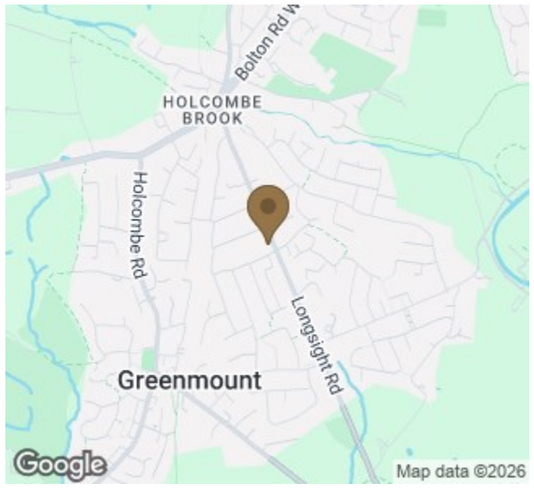

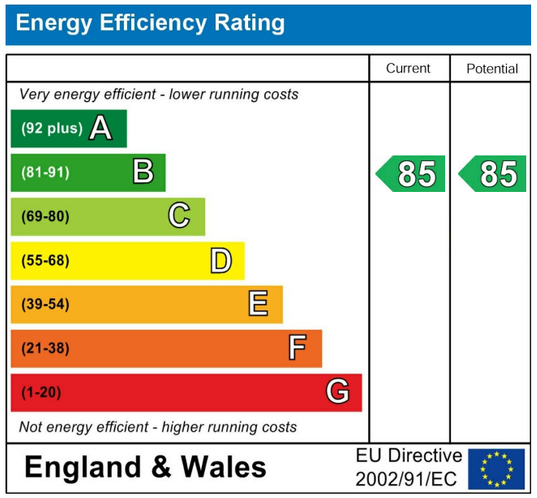

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties 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
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Registered in England and Wales No. 10716544

The Property Ombudsman

40 Valley Court

Longsight Road, Bury, BL0 9FY

2 2 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 40 Valley Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £290,000
Leasehold

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

Why you'll love living here:

- Two bedroom, two bathroom apartment
- Exclusive over 60s development
- Landscaped gardens with seated patio area
- House manager on site
- Guest suite for friends and family
- Camera door entry system
- 24 Hour Careline
- Part exchange scheme available
- Removals quotes can be provided
- Solicitors quotes can be provided

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

40 Valley Court, Bury

2 | 2 | Asking price £290,000

Valley Court
Valley Court was built by McCarthy & Stone purpose built for modern retirement living. The development consists of 50 one and two-bedroom retirement apartments for the over 60s. The dedicated House Manager is on site during working hours to take care of things and make you feel at home as well as 24-hour emergency call system provided via a personal pendant alarm and with call points in the entrance hall and bathroom. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family as well as the well maintained gardens. 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).

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.

Entrance Hall
Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard which is plumbed for a washer dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom.

Living Room
Spacious East facing lounge with French doors which allow lots of natural light in and lead to a Juliet balcony. The room provides ample space for dining and has a modern feature electric fire which acts as an attractive focal point. TV and telephone points, Sky/Sky+ connection point, two ceiling lights and raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

Kitchen
Fully 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 and drainer sits below the window with blind. Waist height oven with space above for a microwave, four ring ceramic hob and cooker hood. Integral fridge freezer. Over counter and ceiling lighting.

Bedroom
Generously sized bedroom with a East facing aspect and benefiting from a walk in wardrobe housing rails and shelving. TV and phone point, ceiling light and raised electric power socket. Door leads to en-suite.

En-suite
Tiled and fitted with suite comprising of level access double shower with screen and support rail, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater, heated towel rail and extractor fan.

Second bedroom
Double second bedroom which could be used for dining or study / hobby room. East facing aspect too. Ceiling light and raised electric power socket

Shower Room
Tiled and fitted with suite comprising of level access shower with screen Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater, heated towel rail and extractor fan.

Additional Information & Services
- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge
- Visiting House Manager
- 24-hour emergency call system
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Cleaning of communal windows
- 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 £2,852.81 for the 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 House Manager.

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

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.

Leasehold
Lease: 999 years from 1st June 2016
Ground rent: £450 per annum
Ground rent review: 1st June 2031
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

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.
- 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