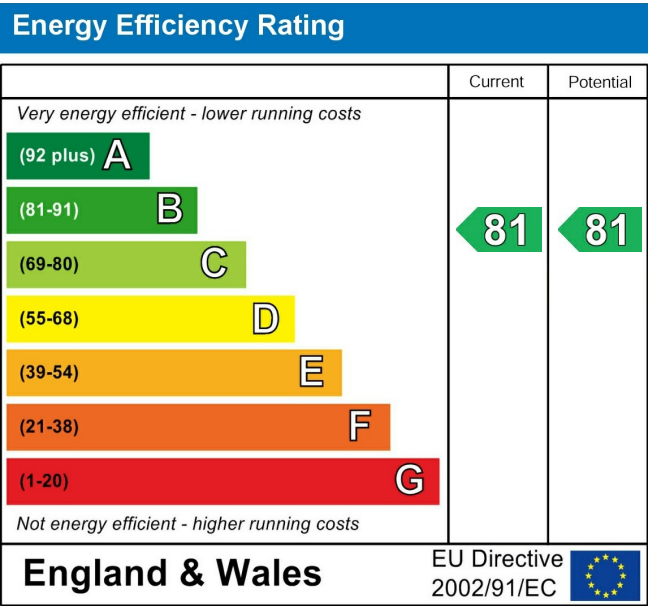
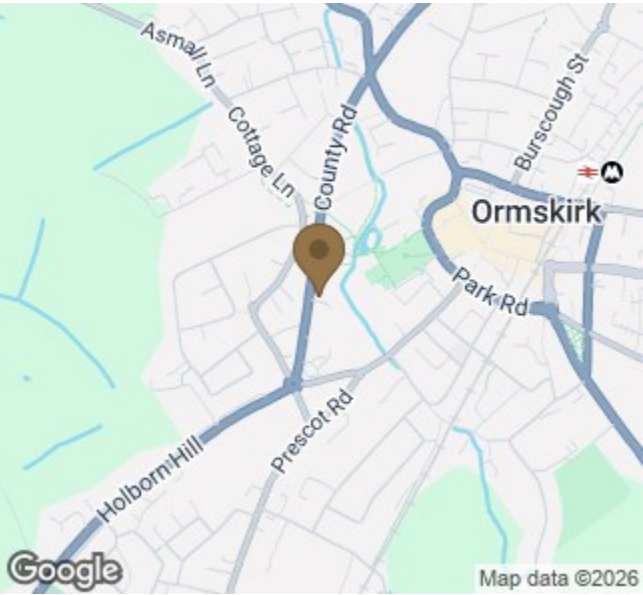
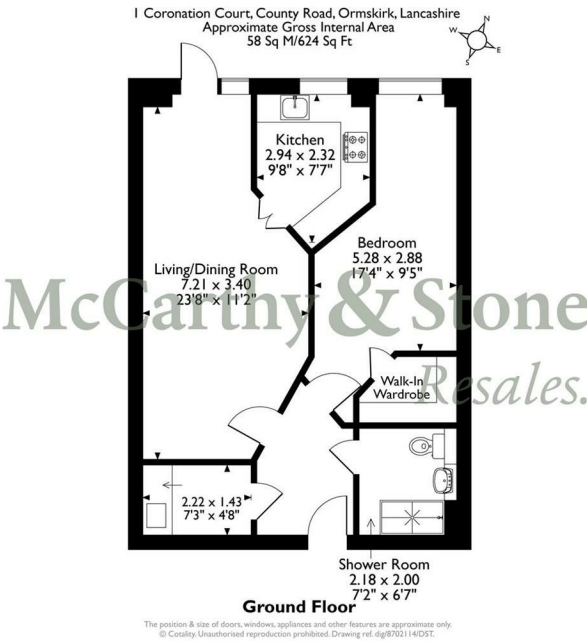




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1 Coronation Court

County Road, Ormskirk, L39 1RB



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 1 Coronation Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £140,000
Leasehold

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Why you'll love living here:

- Ground floor apartment with a patio area
- Patio overlooking the communal grounds
- 24 hour careline
- Guest suite for friends and family
- House Manager on site
- Homeowners communal lounge
- Laundry room
- Landscaped gardens
- Part exchange scheme available
- To view please call McCarthy and Stone resales on 0345 5564104

McCarthy & Stone
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★ Trustpilot ★★★★★ Rated Excellent

1 Coronation Court, Ormskirk

1

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Asking price £140,000

Coronation Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 39 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the hallway and bathroom.

The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking- permit scheme applies, check with the House Manager for availability.

Local Area

Coronation Court is situated in Ormskirk a lively market town and civic heart of West Lancashire which combines history and character with excellent shopping and a bustling Charter Market held each Thursday and Saturday. Coronation Court is located close to the heart of Ormskirk, near the junction of Southport Road and County Road, and has excellent access to local transport links via bus stops close to the development, and a wider national transport network via the M58 motorway. Connections via rail to larger urban areas or the region's airports can be made from Ormskirk rail stations.

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. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and shower room.

Lounge

Spacious lounge with the benefit of patio doors leading to beautiful patio area. The lounge has ample room for

dining and has a feature fire with with surround which acts as an attractive focal point. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Fully tiled and 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, drainer and UPVC double glazed window overlooking communal gardens above. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting. Tiled flooring.

Bedroom

Generous sized master bedroom with floor to ceiling window making this room bright and airy. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. There is a door to a walk-in wardrobe with shelving and hanging rails.

Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, low level WC, vanity unit with sink and mirror above. Shaver point, heated towel rail, ceiling mounted extractor fan and tiled flooring.

Service Charges

- 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 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, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Ground Rent
£425 pa

Leasehold
125 years from 2014

