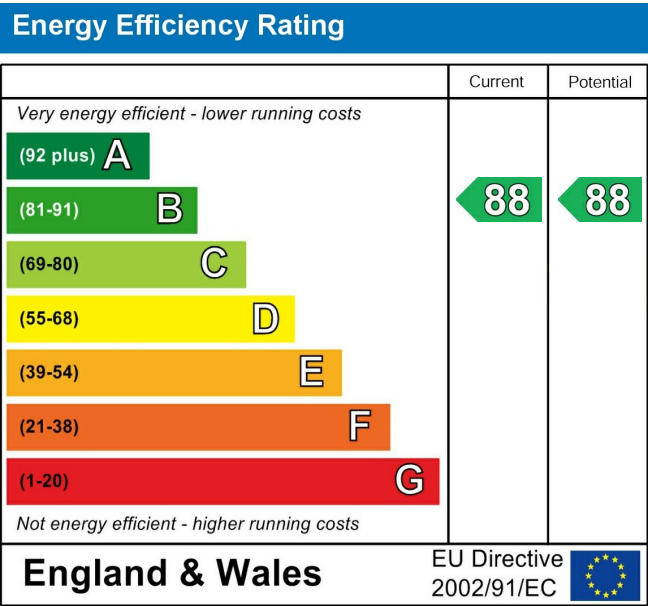
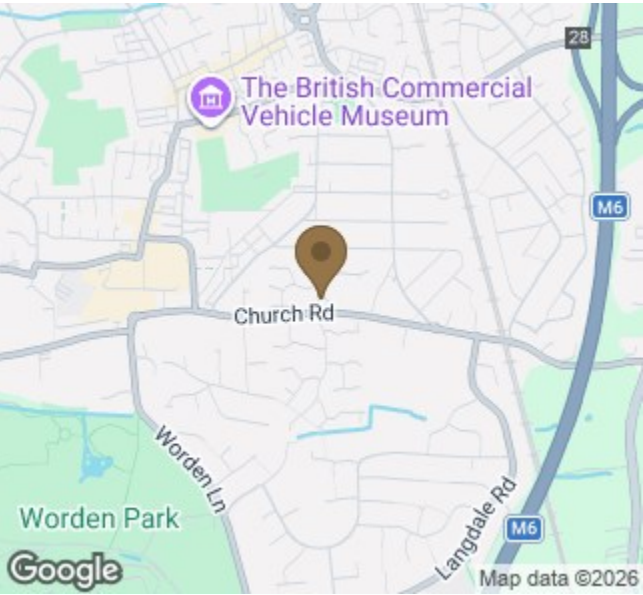
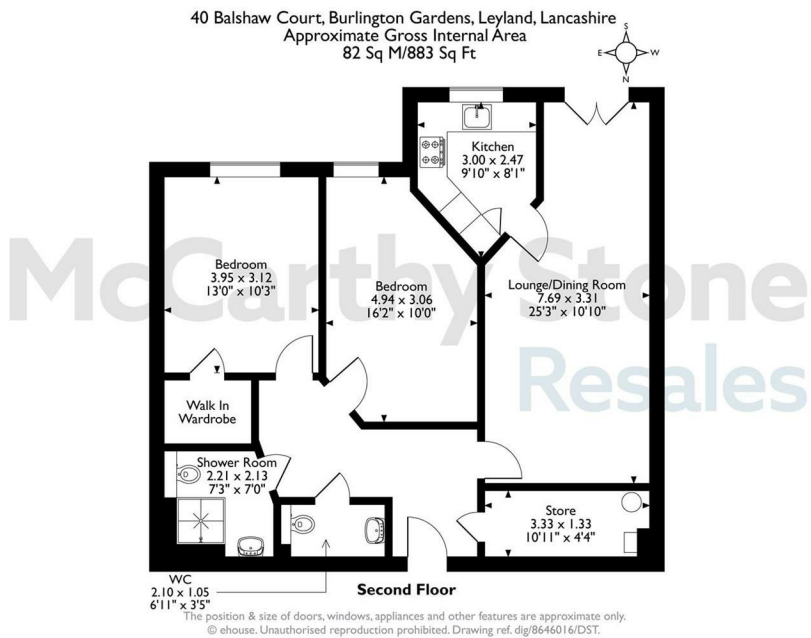




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McCarthy & Stone Resales Limited
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40 Balshaw Court

Burlington Gardens, Leyland, PR25 3EX

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

Asking price £245,000
Leasehold

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Why you'll love living here:

- Two bedroom / 2 bath apartment
- Spacious and beautifully presented
- Juliette balcony
- On-site bistro style restaurant
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Estate Manager and on-site staffing 24-hours a day
- Homeowner's Lounge and Guest suite
- Personal care packages available from the onsite CQC registered care agency
- Part exchange scheme available
- Energy efficient apartment

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

40 Balshaw Court, Leyland

Balshaw Court
Designed exclusively with the over 70's in mind, this Retirement Living PLUS developments 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 from 10am to 6pm 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
You'll find plenty to see and do near the development. For example, it's only 0.3 miles from South Ribble Museum and Exhibition Centre and Leyland Library. The beautiful Worden Park is also only 0.6 miles away, making it perfect for a leisurely walk. Also, there is a Post Office and Tesco Extra within a short walking distance, along with other retail and convenience shops. Just 6 miles from Preston, Leyland has a thriving town centre and is home to Worden Park, a large park of mature woodlands and open meadows. The park is just half a mile from the development site and features many well-marked paths for quiet strolls, a beautiful Georgian walled garden and a delightful little café. Plus, if you have family coming to visit, there's a large children's play area, crazy golf and even a hedge maze.

For both seasoned and new golfers alike, Leyland Golf Club is also under a mile away. As well as the 18-hole parkland course, a large practice area is available, with a practice bunker, chipping facilities and a 9-hole putting green. The club is happy to accept new members and also welcomes visitors.

Entrance Hall
Step through the front door equipped with a convenient spy hole, and you'll find yourself in the welcoming entrance hall. Here, you'll discover the reassuring presence of the 24-hour Tunstall emergency

response system, alongside thoughtful features like illuminated light switches, a smoke detector, and a security door entry system. Additionally, there's easy access to a spacious walk-in storage/airing cupboard. Further doors from the entrance hall lead to the bedrooms, living room, and bathroom, offering seamless navigation throughout the apartment.

Cloaks / WC
WC, vanity unit with wash basin and mirror above. Heated towel rail.

Living Room
This large room boasts the added luxury of doors opening onto a charming south facing Juliette balcony, inviting natural light and fresh air indoors with views of the sunrise. The dining area is generously proportioned, offering plenty of room for a dining table and chairs to create an inviting space for meals and gatherings. Enhanced with two ceiling light fittings, numerous raised height plug sockets, and convenient access points for TV and telephone connections, this room is designed for modern comfort and convenience. Additionally, a door leads to the separate kitchen, ensuring seamless flow and functionality within the living space.

Kitchen
Step into the spacious, modern kitchen that's been thoughtfully designed to make cooking a joy. You'll find a range of sleek, high gloss base and wall units, softly illuminated by subtle under-counter lighting. The single sink and drainer unit, equipped with a mixer tap and tiled splashback, add both functionality and elegance to the space. Cooking is made easy with the integrated electric oven and induction four-ring hob, complete with a stylish splashback and extractor hood. You'll also appreciate the convenience of the integral fridge freezer and dishwasher. A central ceiling light fixture gently illuminates the room, while tiled flooring adds a touch of practicality and charm to this inviting kitchen.

Bedroom One
This spacious double bedroom benefits from a window letting in plenty of natural light, with a central ceiling light, TV and phone point and emergency response pull cord. The room also has a large walk-in wardrobe housing rails and shelving, lit via an automatic sensor light.

Bedroom Two
This spacious double bedroom benefits from a window letting in plenty of light, with a central ceiling light, TV and phone point and emergency response pull cord.

Wetroom
Full wet room with anti-slip flooring, tiled walls and fitted with suite comprising; level access shower, WC, vanity unit with wash basin and mirror above. Heated towel rail and emergency pull cord.

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)

 2 |  2 | Asking price £245,000

- 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 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.

Service charge £13,779.37 for financial year ending 1/03/2027.

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

Lease Information
Lease Length: 999 years from 2021
Ground rent: £510 per annum
Ground rent review: Jan 2036

Car Parking
Allocated parking space with this apartment.

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 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

