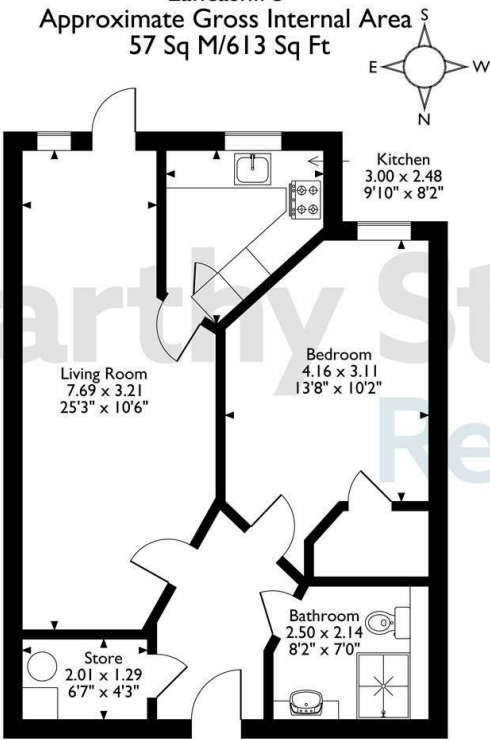
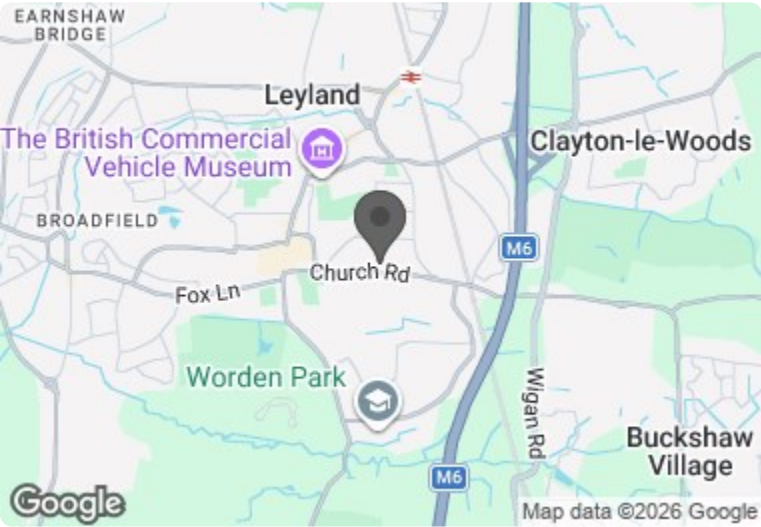


10 Balshaw Court, Burlington Gardens, Leyland,  
Lancashire  
Approximate Gross Internal Area  
57 Sq M/613 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 10 Balshaw Court

Burlington Gardens, Leyland, PR25 3EX

PRICE  
REDUCED



PRICE REDUCTION

Offers over £169,500 Leasehold

A beautifully bright and spacious one bedroom, south facing retirement apartment, situated on the ground floor. On site restaurant serving hot meals daily. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

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# Balshaw Court Burlington Gardens 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 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 inside through the front door with a built-in spy hole, and you'll find the entrance hall. Here, you'll discover the 24-hour Tunstall emergency response system, illuminated light switches, a smoke detector, and a secure door entry system. The hall also provides access to walk-in storage and airing cupboards. Additional doors lead to the bedroom, living room, and bathroom.

## Living Room

This expansive room features both a window and a patio door, leading to a patio area, offering scenic views of the beautifully landscaped gardens. The dining area provides generous room for a dining set, illuminated by two ceiling light fixtures. With ample raised height plug sockets, a TV and telephone point, this space is thoughtfully designed for your convenience. A separate kitchen can be accessed through another door.

## Kitchen

A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. Single sink and drainer unit which has a mixer tap. Integrated electric oven and ceramic four ringed hob with splashback and extractor hood above. Integral fridge and freezer. Central ceiling light fitting and tiled flooring.

## Bedroom

This roomy double bedroom enjoys abundant natural light through its double aspect garden-facing window. It's illuminated by a central ceiling light and features convenient amenities such as a TV and phone point, as well as an emergency response pull cord for added safety. The bedroom also boasts a capacious



# 1 Bed | £169,500

walk-in wardrobe with built-in rails and shelving, complete with an automatic sensor light for your convenience.

## Shower Room

This complete shower room is equipped with anti-slip flooring and tiled walls. It features a suite that includes a level-access shower, WC, a vanity unit with a wash basin and a mirror above. For added comfort, there's a heated towel rail, and an emergency pull cord for peace of mind

## Car Parking

Please contact us or the team at Balshaw Court for availability.

## 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)
- 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 is £9,987.14 for the financial year ending 28/02/2026.

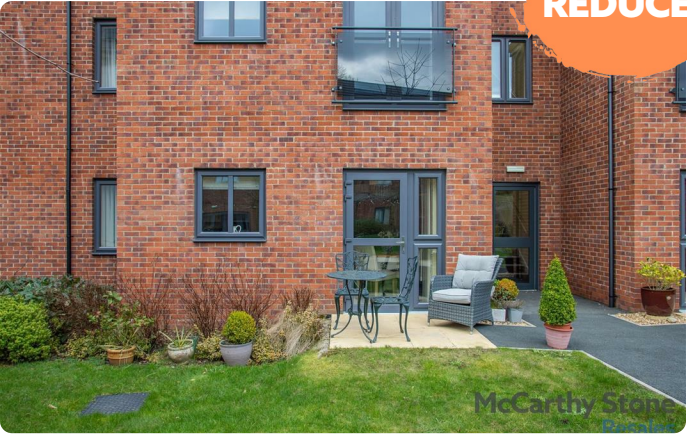
The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

## Lease Information

Lease: 999 years from 1st Jan 2021  
Ground rent: £435 per annum  
Ground rent review: 1st Jan 2036

## Additional Information & Services

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



PRICE  
REDUCED