



redrose

44 Balshaw Court,

Burlington Gardens, Leyland, PR25 3EX

Spacious and beautifully presented apartment with Juliette balcony overlooking the communal grounds. On-site bistro-style restaurant, Estate Manager with 24-hour on-site staffing, Homeowners' Lounge and Guest Suite. The property comprises hallway, lounge/diner, fitted kitchen, spacious bedroom and wet room. There are on-site facilities. Balshaw Court - Designed exclusively with the over 70's in mind, this Retirement Living PLUS development allows you to carry on living independently in a home you own.

Asking Price Of £134,000

EPC Rating '88B'





Property Description

COMMUNAL AREAS

A bright and spacious one-bedroom retirement apartment featuring a Juliette balcony overlooking the communal grounds, with one hour of domestic assistance included per week. Residents can also enjoy the on-site bistro-style restaurant, serving hot, freshly prepared meals daily.

Balshaw Court has been designed exclusively for those aged 70 and over, offering Retirement Living PLUS accommodation that allows you to live independently in a home you own, with the reassurance of flexible care and support available on-site if required. The bistro-style restaurant is open daily from 10am to 6pm, providing a welcoming space to dine and socialise.

For added peace of mind, an on-site team is available 24 hours a day, 7 days a week, offering assistance and tailored support whenever needed. The apartments are wheelchair-friendly and thoughtfully designed with waist-height ovens and plug sockets, easy-to-use lever taps, and grab rails throughout the communal areas to support comfortable



everyday living.

Residents also benefit from secure mobility scooter storage and charging facilities, a video door entry system linked to the television, and an intruder alarm, ensuring a safe and secure environment. The spacious Homeowners' Lounge provides an ideal setting for socialising and hosting friends and family.

For visiting guests, the development offers a well-appointed Guest Suite with en-suite shower room, tea and coffee making facilities, and a TV, available to book subject to availability (typically £25 per night).



HALLWAY

Step through the front door into a welcoming entrance hall, complete with a 24-hour Tunstall emergency response system, security entry, and a handy walk-in storage/airing cupboard. From here, doors lead easily to the bedroom, living room, and bathroom, providing practical and convenient access throughout the apartment.

LOUNGE/DINER

25' 1" x 10' 6" (7.65m x 3.2m) This spacious room features doors opening onto a charming Juliette balcony, flooding the space with natural light and offering views of the sunrise. The generous dining area provides plenty of space for a table and chairs, while practical touches such as ceiling lights, raised-height sockets, and TV and telephone connections enhance modern living. A door leads to the separate kitchen, ensuring smooth flow and functionality throughout.



KITCHEN

10' 0" x 8' 2" (3.05m x 2.49m) Step into this spacious, modern kitchen, thoughtfully designed for both style and functionality. It features sleek high-gloss base and wall units, softly lit by under-counter lighting. The single sink with mixer tap and tiled splashback complements the integrated electric oven, induction hob with extractor hood, fridge freezer, and dishwasher. Tiled flooring and a central ceiling light complete the space, making it both practical and inviting.



BEDROOM

13' 6" x 10' 2" (4.11m x 3.1m) This spacious double bedroom is bright and airy, with a window allowing plenty of natural light. It features a central ceiling light, TV and phone points, and an emergency response pull cord. A large walk-in wardrobe with rails, shelving, and an automatic sensor light provides excellent storage.



WETROOM

A modern wet room featuring anti-slip flooring and tiled walls, fitted with a level-access shower, WC, and vanity unit with wash basin and mirror. Includes a heated towel rail and emergency pull cord for added safety and convenience.

EXTERNALLY

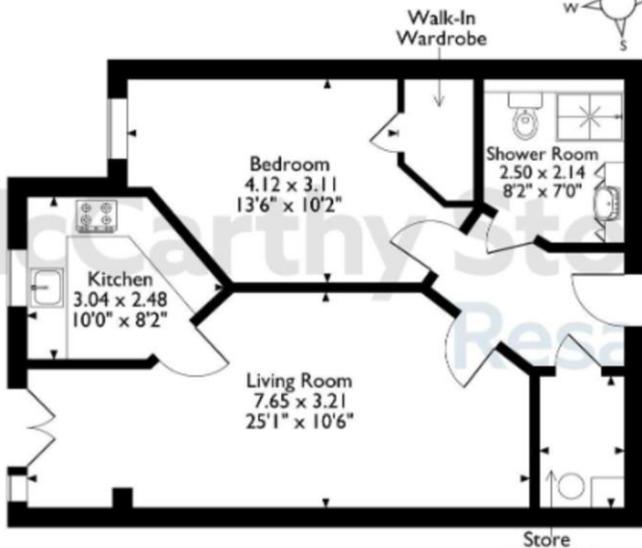
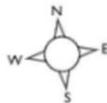
LOCATION

Leyland itself is a thriving town, located around 6 miles from Preston, and is well known for Worden Park which is a stunning area of mature woodland and open meadows. Just half a mile from the development, the park features clearly marked walking paths, a charming Georgian walled garden, and a welcoming café. For visiting family, there's also a large children's play area, crazy golf, and even a hedge maze. Golf enthusiasts will appreciate Leyland Golf Club, located under a mile away. The club offers an 18-hole parkland course along with excellent practice facilities, including a bunker, chipping area, and a 9-hole putting green, with membership and visitor access available.

LEASEHOLD INFORMATION

The annual service charge is £9,987.12 for the financial

44 Balshaw Court, Burlington Gardens Leyland, Lancashire
Approximate Gross Internal Area
57 Sq M/614 Sq Ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements