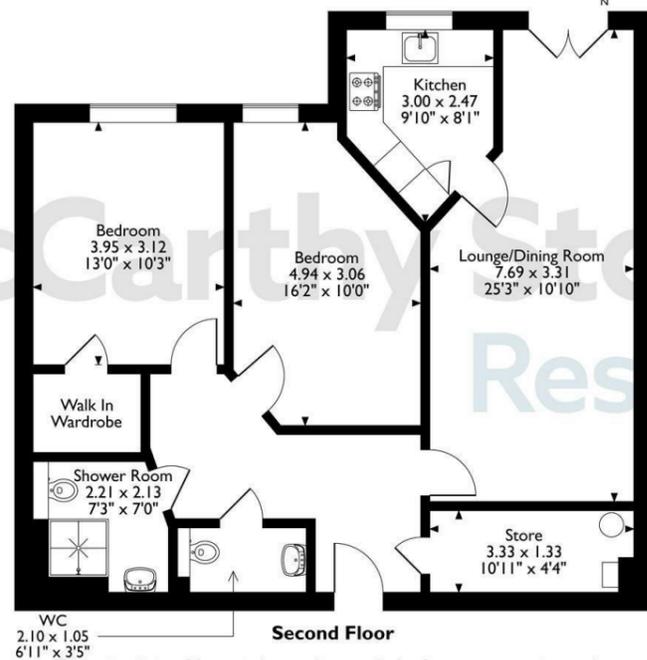
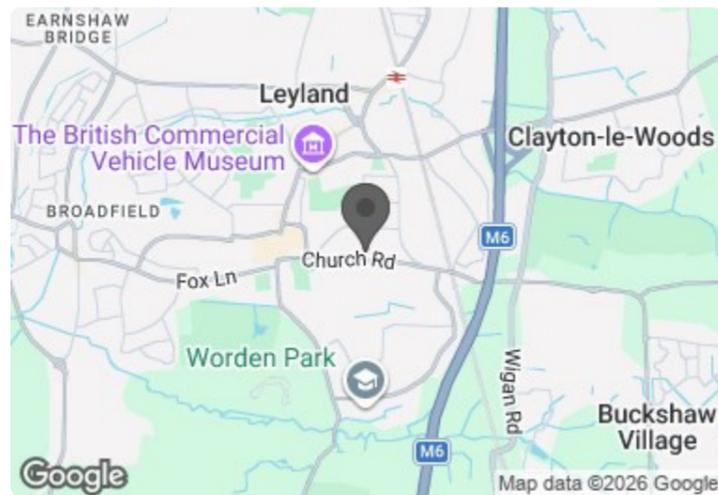


40 Balshaw Court, Burlington Gardens, Leyland, Lancashire
Approximate Gross Internal Area
82 Sq M/883 Sq Ft



Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(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.



40 Balshaw Court

Burlington Gardens, Leyland, PR25 3EX

PRICE REDUCED



PRICE REDUCTION

Asking price £245,000 Leasehold

Join us for tea & cake at our Open Day - Wednesday 29th April 2026 - from 10am to 3pm - BOOK YOUR PLACE TODAY!

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF BALSHAW COURT - BOOK NOW!

A well-presented TWO BEDROOM apartment situated on the second floor, this residence offers unparalleled comfort and elegance and boasts a SOUTH FACING JULIETTE BALCONY, Modern Kitchen with Integrated appliances, spacious living area with ample room for dining and two bathrooms and ALLOCATED PARKING SPACE. Balshaw Court, a McCarthy Stone retirement development is nestled in Leyland, Lancashire and boasts landscaped gardens as well as a Homeowner's lounge where SOCIAL events take place.

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

Balshaw Court Burlington Gardens Leyland

2 Bed | £245,000

PRICE
REDUCED

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 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)
- 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 £13,080,72 for financial year ending 1/03/2026.

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



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