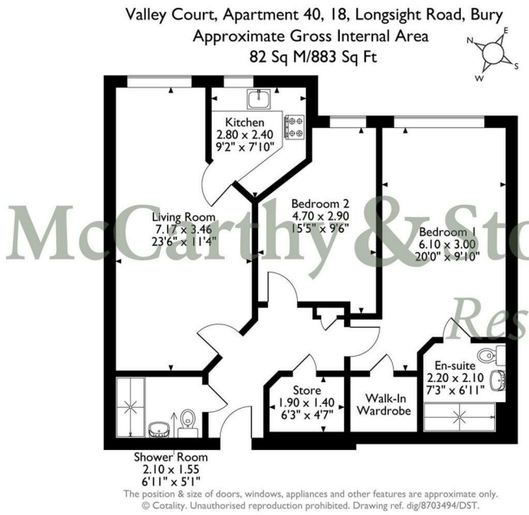
Excellent

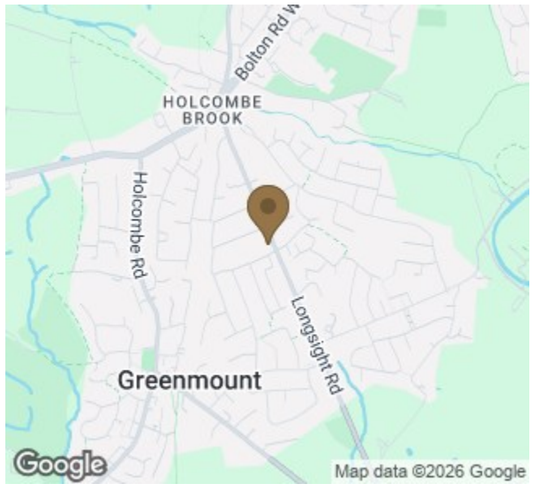
Trustpilot

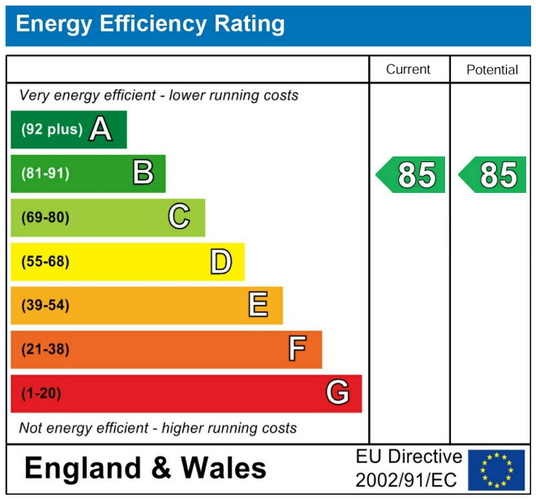
McCarthy & Stone
Resales.

Valley Court, Apartment 40, 18, Longsight Road, Bury
Approximate Gross Internal Area
82 Sq M/883 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman







40 Valley Court

Longsight Road, Bury, BL0 9FY

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

Asking price £290,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Two bedroom, two bathroom apartment
- Spacious lounge with Juliet balcony
- Exclusive over 60s development
- Social homeowners lunge
- Landscaped gardens with seated patio area
- Guest suite for friends and family
- Pet friendly
- House manager on site
- 24 Hour Careline
- Camera door entry system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

40 Valley Court, Bury

2 | 2 | Asking price £290,000

Valley Court
Valley Court was built by McCarthy & Stone purpose built for modern retirement living. The development consists of 50 one and two-bedroom retirement apartments for the over 60s. The dedicated House Manager is on site during working hours to take care of things and make you feel at home as well as 24-hour emergency call system provided via a personal pendant alarm and with call points in the entrance hall and bathroom. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family as well as the well maintained gardens. 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).

Local Area
Valley Court is Located on the slopes of Holcombe Moor, much of the countryside around the village of Holcombe Brook is popular with walkers, cyclists and bird watchers. For nature lovers, Holcombe Brook's location offers plenty to enjoy. Public transport offers regular connections to the surrounding areas. Ramsbottom village centre, for example, is only a short bus ride away and offers a wealth of shopping facilities. Summerseat is popular with visitors thanks to its picturesque scenery, pubs and nature reserve. Other local attractions include Harcles Hill (locally known as Holcombe Hill due to its close proximity to the village) which is also popular with locals. Here you'll find a monument to Robert Peel, former British Prime Minister and creator of the Metropolitan Police.

Apartment Overview
This spacious two-bedroom apartment enjoys an easterly aspect, with French doors bringing plenty of natural light into the generous living room and opening onto a Juliet balcony. There is ample space for both lounging and dining, complemented by a modern feature electric fire. The well-equipped kitchen includes a waist-height oven, ceramic hob and integrated fridge freezer. The principal bedroom benefits from a walk-in wardrobe and an en-suite shower room, while the second double bedroom offers flexibility as a study or hobby room. A separate shower room and a generous walk-in hallway cupboard with plumbing for a washer dryer complete the accommodation.

Landscaped Gardens
One of the main social hubs of Valley Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Social Lifestyle
One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

But don't take our word for it, see what our homeowners have to say:

"Our social calendar is busier than ever, with something for all tastes and abilities."
"Our hectic social calendar continues to expand in all directions, giving everyone an opportunity to take part in something they enjoy. For instance, we devoted our weekly coffee morning to Marie Curie and thoroughly enjoyed raising the princely sum of £313.99."
"Our House Manager organised a 'Hoy' Bingo session this week. I don't usually attend many social events but have decided to come out of my shell a bit more. I attended this and would like to say how much I thoroughly enjoyed myself. It was great fun, entertaining and extremely well organised. I'm now looking forward to attending more social events here."

Car parking Permit scheme subject to availability
Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & Services
• Fibre to the Cabinet Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge
• Visiting House Manager
• 24-hour emergency call system
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• Upkeep of gardens and grounds
• Cleaning of communal windows
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

The annual service charge is £2,852.81 for the financial year ending 30/06/2027.

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 House Manager.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold Information
Lease: 999 years from 1st June 2016
Ground rent: £450 per annum
Ground rent review: 1st June 2031
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Moving Made Easy
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.

• 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 speak with our Property Consultant today.













