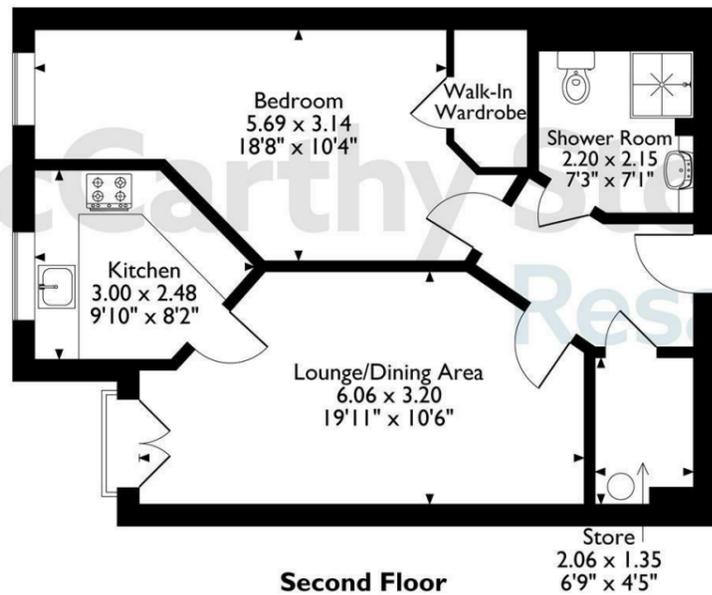
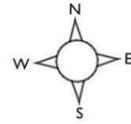
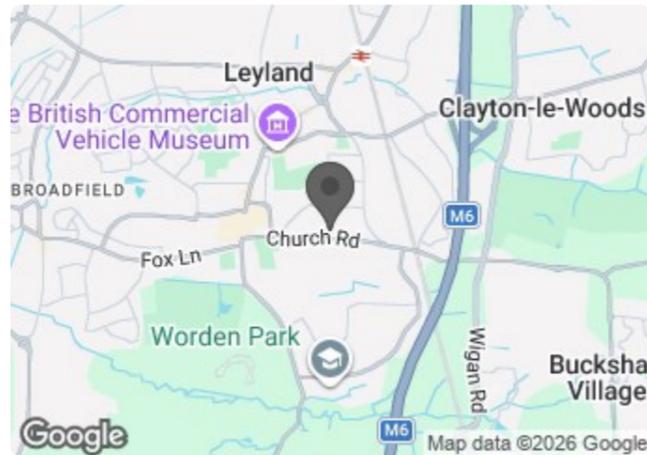


50 Balshaw Court, Burlington Gardens, Leyland, Lancashire  
Approximate Gross Internal Area  
55 Sq M/592 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8676105/DST.

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**50 Balshaw Court**

Burlington Gardens, Leyland, PR25 3EX



**Asking price £140,000 Leasehold**

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

A bright and well presented, North facing one bedroom retirement apartment situated on the second floor. This apartment benefits from a Juliet balcony, overlooking the communal grounds. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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.



# Balshaw Court Burlington Gardens Leyland

## PR25 3EX

### 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 for effortless navigation.

### Living Room

A well presented living room with a North facing Juliet balcony, overlooking the communal grounds. Space for dining furniture. 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 glazed 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 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

## 1 bed | £140,000

### Car Parking

Please contact us for more information.

### Service Charge (breakdown)

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
  - CQC Registered care staff on-site 24/7 for your peace of mind
  - 1 hour cleaning / domestic assistance per week, per apartment
  - 24hr emergency call system
  - Monitored fire alarms and door camera entry security systems
  - Maintaining lifts
  - Heating and lighting in communal areas
  - The running costs of the onsite restaurant
  - Cleaning of communal areas daily
  - Cleaning of windows
  - Maintenance of the landscaped gardens and grounds
  - Repairs & maintenance to the interior communal areas
  - Contingency fund including internal and external redecoration of communal areas
  - Buildings insurance, water and sewerage rates
- The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.
- The annual service charge is £10,496.86 for financial year ending 28/02/2027.

### 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

### 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.

