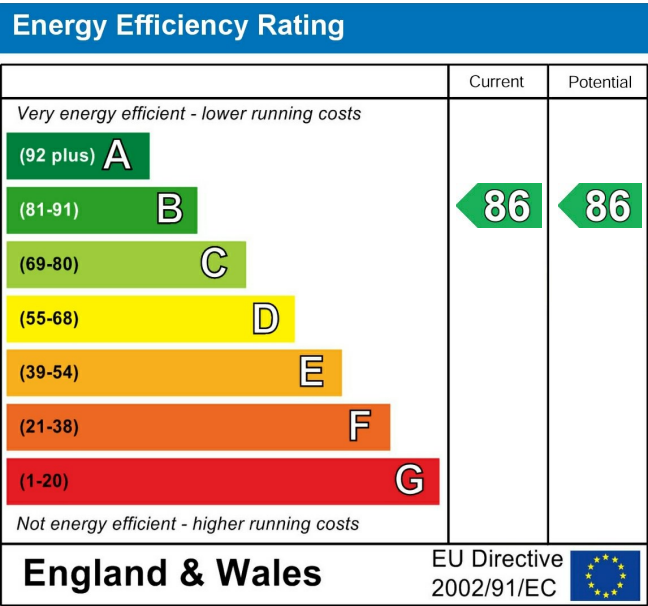
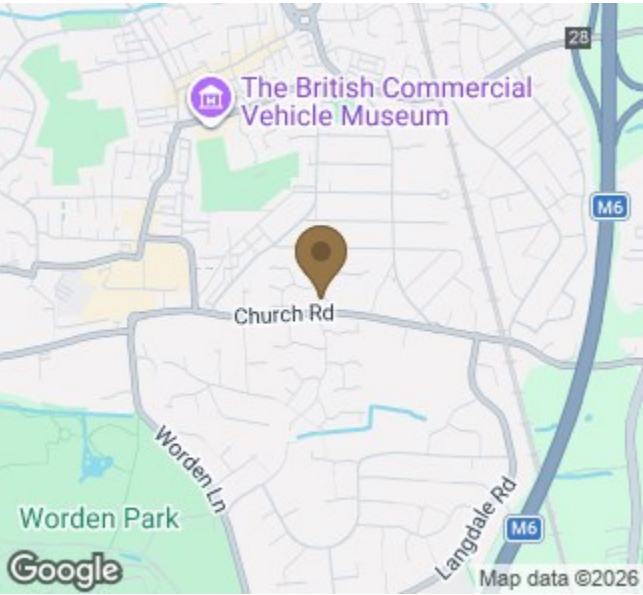
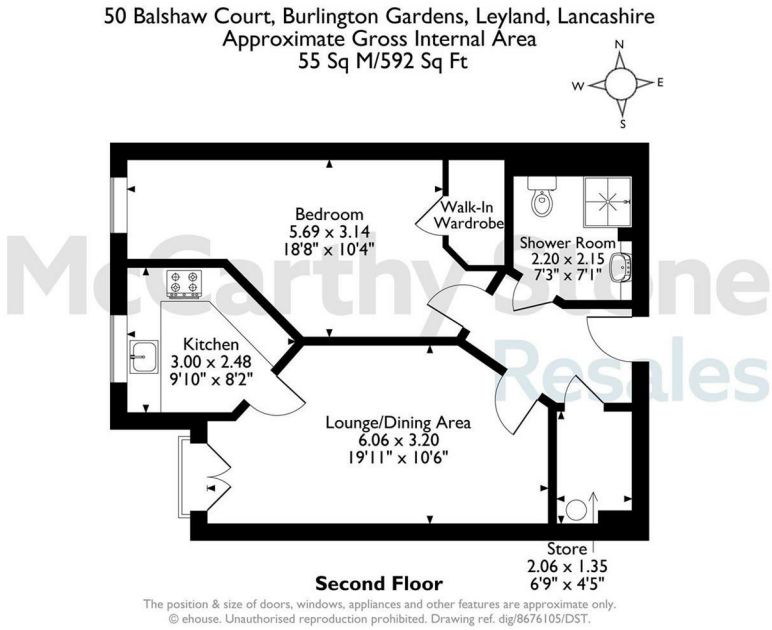




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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



50 Balshaw Court

Burlington Gardens, Leyland, PR25 3EX

1 1 **Council Tax Band: C**

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

Asking price £140,000
Leasehold

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

Why you'll love living here:

- One bedroom North facing apartment
- Second floor apartment
- This apartment benefits from a Juliet balcony
- On-site bistro style restaurant
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Estate Manager and on-site staffing 24-hours a day
- Homeowner's Lounge and Guest suite
- Personal care packages available from the onsite CQC registered care agency
- Part exchange scheme available
- Call McCarthy Stone Resales 0345 556 4104

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

50 Balshaw Court, Leyland

 1 |  1 | Asking price £140,000

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

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.

