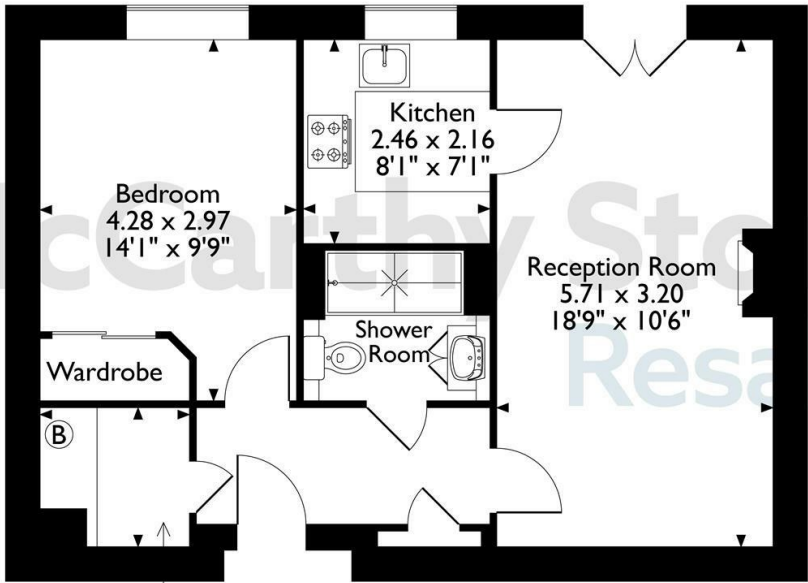


20 Burey Court, Barnacre Road, Longridge, Preston, Lancashire  
Approximate Gross Internal Area  
49 Sq M/527 Sq Ft



**First Floor**  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: A



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>88</b>                  | <b>88</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<br>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.



## 20 Burey Court

Barnacre Road, Preston, PR3 2PF



**Asking price £160,000 Leasehold**

A beautifully presented one bedroom apartment with a sunny SOUTH FACING aspect situated on the first floor.

Burey Court is a retirement living development offering excellent COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place.

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

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

# Burey Court, Barnacre Road, Longridge, Preston

**Summary**  
Burey Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 33 one and two-bedroom retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in living room, fitted wardrobes in main bedroom and video entry system from the main doors with visual direct to your TV. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The resident's lounge provides a great space to socialise with 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).

**Local Area**  
A small but beautiful town set in the borough of Ribble Valley, Longridge is a civil parish that forms part of Lancashire and is located just eight miles north-east of Preston.

Perfect for those looking to relax, Longridge offers plenty of natural landscapes to be enjoyed and is found at the western end of Longridge Fell which sits above the River Ribble. An Area of Outstanding Natural Beauty, the Southern end of the Forest of Bowland is right on your doorstep too.

As well as the strong scenic aspect, Longridge also provides access to many key amenities with the high street being within 180yards and Longridge library a 5 minute bus ride away. A Sainsbury's supermarket is located directly opposite the development while a range of unique shops and restaurants are found in the town.

Once a hub for cotton milling and quarrying, Longridge is now a highly desirable place to live that promises plenty of natural scenery, an interesting past and access to all the modern conveniences you could want.

**Entrance Hall**  
Front door with spy hole and letter box leads to the entrance hall. The 24-hour Tunstall emergency response pull cord system, illuminated light switches, smoke detector, apartment security

door entry system with intercom and emergency pull cord are all situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard, further doors lead to the lounge, bedroom and shower room.

**Lounge**  
Bright and airy lounge with French doors leading to a Juliet balcony with a sunny south facing aspect which allows lots of natural light in. The room has ample space for dining and a feature electric fire with surround which acts as an attractive focal point. TV and telephone points, two ceiling lights and raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

**Kitchen**  
Modern fitted kitchen with a range of wall and base units and drawers with a roll top work surface over. Stainless steel sink unit sits beneath the south facing window with blind. Built in electric oven and space over for a microwave. Four ringed ceramic hob with extractor hood over. Integrated fridge/freezer. Central ceiling and under cupboard lighting.

**Bedroom**  
Spacious double bedroom with a sunny south facing aspect and the benefit of a built in mirror front wardrobe. TV and phone point, ceiling lights and raised height power points,

**Shower Room**  
Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

**Service Charge**

- Visiting House Manager
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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

## 1 Bed | £160,000

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 House Manager.

The annual service charge is £3,405.73 for the financial year ending 30/06/2026. Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

**Allocated car parking space included**  
Car parking space G included with this sale.

**Lease information**  
999 years from 28th April 2017  
Ground rent: £425 per annum  
Ground rent review: 28th April 2032  
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

**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.
  - 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

