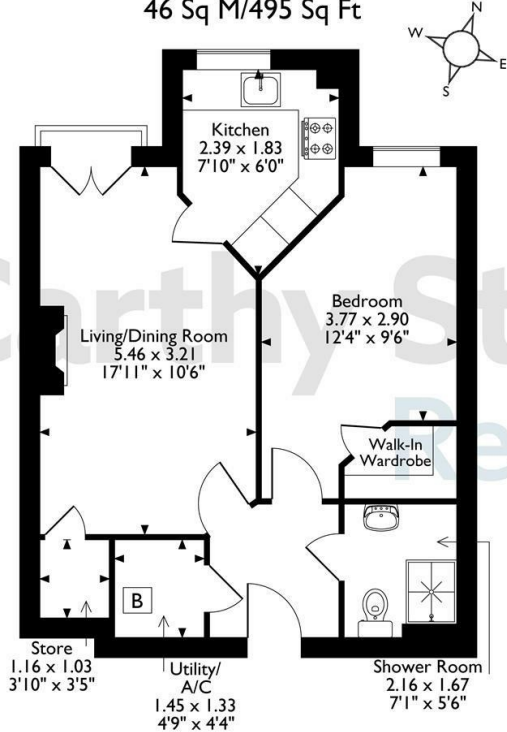


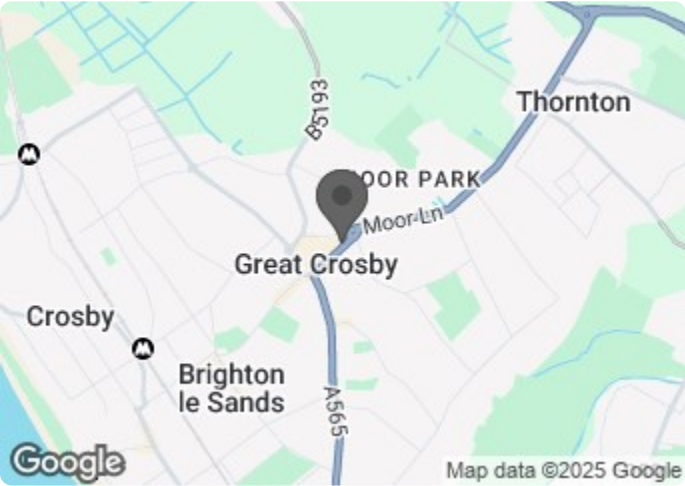
Grove Court, Flat 30, 20, Moor Lane, Liverpool  
Approximate Gross Internal Area  
46 Sq M/495 Sq Ft



First Floor

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



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 84                      | 84        |
| (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.



### 30 Grove Court

20 Moor Lane, Liverpool, L23 2AA



### Asking price £165,000 Leasehold

A well presented one bedroom first floor apartment with JULIET BALCONY from the living room.

Grove Court is a McCarthy Stone retirement living development with visiting house manager and communal lounge where social events take place.

**\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\***

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

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

# Grove Court, 20 Moor Lane, Crosby, Liverpool

### Summary

Grove Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 46 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. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. 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. 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

Grove Court is situated in the small picturesque village of Crosby, Merseyside. There is a wide variety of amenities and offers a selection of shops and restaurants to suit all tastes. Crosby has two and a half miles of sandy beach. It also has the Antony Gormley world famous structure "Another Place". This sculpture has 100 cast iron figures looking out to sea. It is a very popular tourist attraction. A beautiful place to enjoy a stunning sunset. There are excellent bus links within walking distance of the flat with regular services to Liverpool city centre and Southport. Crosby Sand Dunes are one of the most important wildlife sites in England, so it's the perfect choice for nature lovers looking to discover beautiful landscapes in your retirement. Crosby train station offers services to local areas and is found on the Northern Line of the Merseyrail Network which puts it between Southport and Liverpool. Trains run every 15 minutes with connections available from early morning until late evening.

### Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with plumping for a washer / dryer. Illuminated light switches, smoke detector, apartment security

door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedroom and shower room.

### Living Room

Spacious living room with large French doors which allow lots of natural light in and provide views towards the rear gardens and car park beyond. The room provides ample space for a dining table and has an electric fire with surround which acts as an attractive focal point. The floorplan for this apartment has the benefit of a door leading to a walk in storage cupboard. TV and telephone points, two ceiling lights and raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

### Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting. Modern kitchen with a range of units, with a roll top work surfaces over. Stainless steel sink unit with mixer tap sits below the window. Inset waist height (for minimal bend) electric oven with space above for a microwave. Four ring electric hob with splash back and extractor hood. Recessed integral fridge freezer. Over counter lighting and central ceiling light, tiled floor and ventilation system.

### Bedroom

Spacious bedroom with the benefit of a door which leads to a walk in wardrobe with shelving and hanging rails. TV and telephone points, ceiling light and raised electric power sockets

### Shower Room

Fully tiled and fitted with suite comprising of level access full width shower, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

### Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas

# 1 Bed | £165,000

- Contingency fund including internal and external redecoration of communal areas
  - Buildings insurance
- 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.
- Annual service charge is £2,698.68 for the financial year ending 30th June 2026
- Check out benefits you may be entitled to.

### Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Lease Information

Ground rent: £425 per annum  
Ground rent review: 1st Jan 2031  
Lease: 999 years from 1st Jan 2016

### 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.
  - 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
- 
- Fibre to the Cabinet & Copper Broadband available
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

