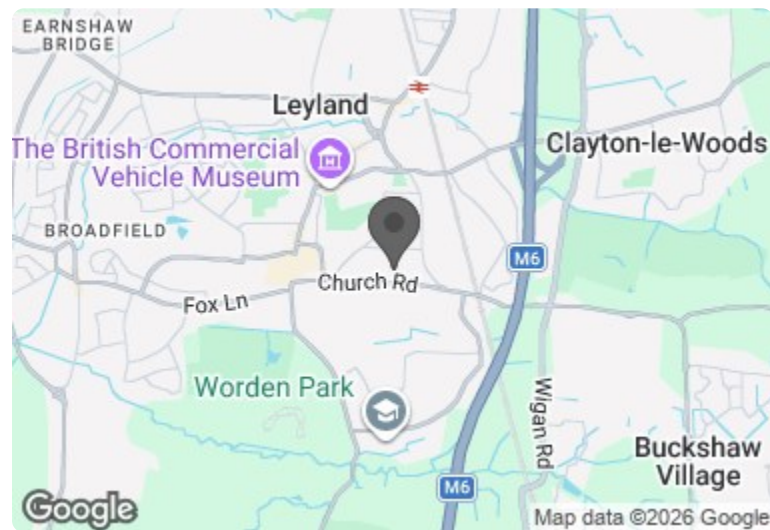


**Ground Floor**  
**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## 5 Balshaw Court

Burlington Gardens, Leyland, PR25 3EX

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# Balshaw Court Burlington Gardens Leyland

1 Bed | £175,000

PRICE  
REDUCED

## 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.

## The apartment

A rare opportunity to buy a one bedroom apartment within Balshaw Court that offers ground floor access onto a patio and landscaped gardens.

## 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

This expansive room features both a window and a patio door, offering scenic views of the beautifully landscaped gardens. The dining area provides generous room for a dining set, 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 One

This roomy double bedroom enjoys abundant natural light

through its double aspect garden-facing 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

A car parking space is included with the sale of this apartment.

## Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- 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
- One hour of domestic support per week is included in the service charge
- Care staff on-site 24-hours a day
- Running of the on-site restaurant
- Intruder alarm system

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 Estates Manager.

Service charge: £9,987.14 per annum (for financial year end 28 Feb 2026)

## Lease Information

Lease Length: 999 years from 2021

Ground rent: £435 per annum

Ground rent review: Jan 2036

## Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

