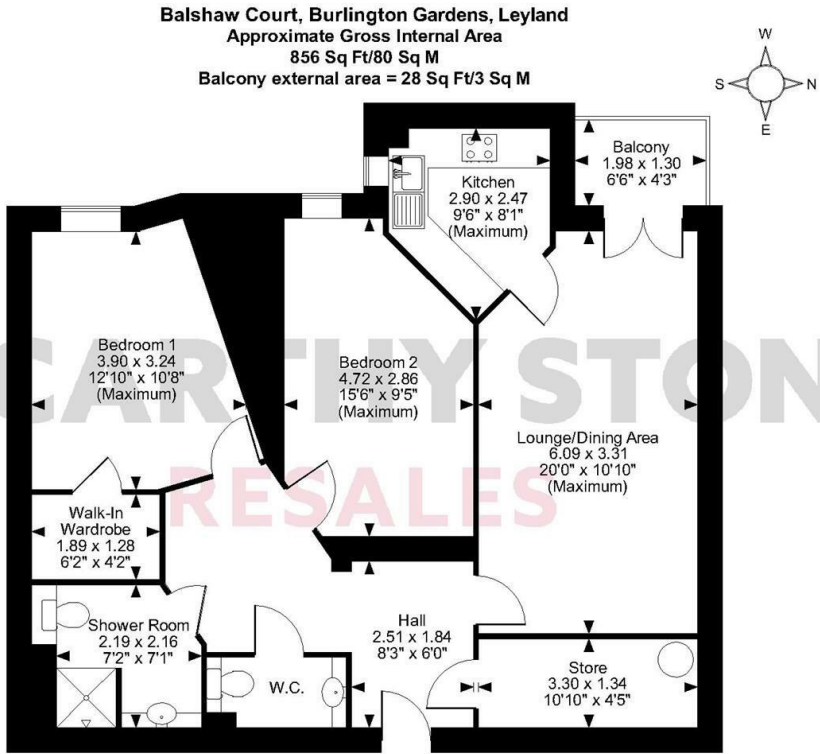


45 Balshaw Court

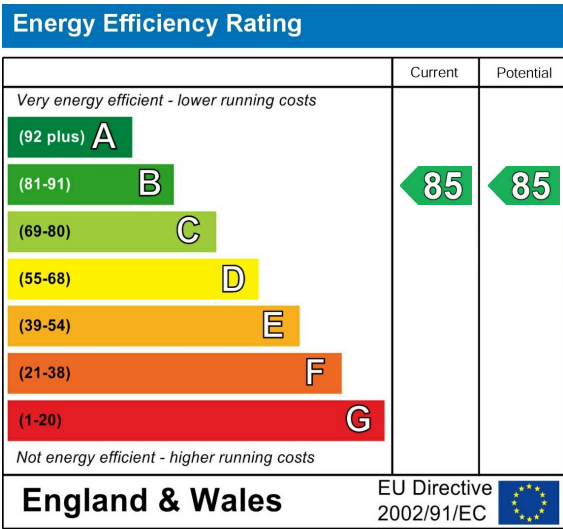
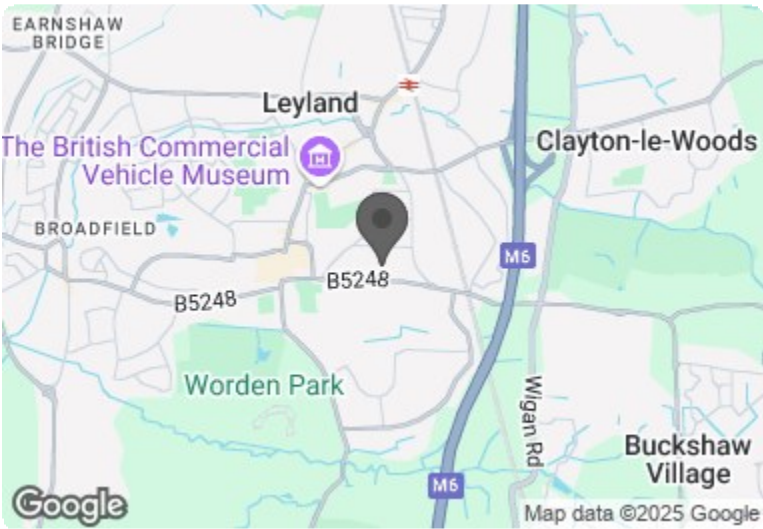
Burlington Gardens, Leyland, PR25 3EX

PRICE  
REDUCED



Second 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: D



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ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF BALSHAW COURT - BOOK NOW!

A rare opportunity to buy a TWO BEDROOM apartment within Balshaw Court that offers a WALK OUT BALCONY . In an almost AS NEW condition, we expect early interest in this well positioned apartment in this MCCARTHY STONE development for the OVER 70's. \*\*CAR PARKING SPACE INCLUDED\*\*

Call us on 0345 556 4104 to find out more.



# Balshaw Court Burlington Gardens Leyland

## 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 to 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 two bedroom / two bathroom apartment that has a walk out balcony within Balshaw Court . Located on the 2nd floor. A car parking space is also included within the sale of this apartment.

## Entrance Hall

Front door with spy hole leads to the entrance hall where the 24-hour Tunstall emergency response system is situated, as well as illuminated light switches, smoke detector, a security door entry system and door to a large walk in storage/airing cupboard. Further doors lead to the bedrooms, living room and bathroom.

## Cloaks / WC

WC, vanity unit with wash basin and mirror above. Heated towel rail.

## Living Room

This spacious room benefits from doors leading onto a walk out balcony. The dining area itself provides ample space for a dining table and chairs. There are 2 ceiling light fittings, plenty of raised height plug sockets, a TV and telephone point and door to the separate Kitchen.

## 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.



# 2 Bed | £255,000



## Bedroom One

This spacious double bedroom benefits from a window letting in plenty of light, with a central ceiling light, TV and phone point and emergency response pull cord. The room also has a large walk-in wardrobe housing rails and shelving, lit via an automatic sensor light.

## Bedroom Two

This spacious double bedroom benefits from a window letting in plenty of light, with a central ceiling light, TV and phone point and emergency response pull cord.

## Wetroom

Full wet room with anti-slip flooring, tiled walls and fitted with suite comprising; level access shower, WC, vanity unit with wash basin and mirror above. Heated towel rail and emergency pull cord.

## Car Parking

A car parking space is included within 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 £13,080.75 per annum (for financial year end 29/02/2026)

## Lease Information

Lease Length: 999 years from 2021  
Ground rent: £510 per annum  
Ground rent review: Jan 2036

## Additional Information & Services

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

