McCarthy & Stone
RESALES

5 Burey Court Barnacre Road, Preston, PR3 2PF
Asking price £250,000 Leasehold

For further details
please call 0345 556 4104

5 Burey Court Barnacre Road, Preston, PR3 2PF

TWO BEDROOM GROUND FLOOR APARTMENT, with CAR PARKING SPACE INCLUDED. SOUTH WEST FACING PATIO onto GARDENS. MCCARTHY STONE RETIREMENT LIVING for the OVER 60'S.

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). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

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, bedrooms and shower room.

Lounge

Patio door leads onto patio and landscaped gardens. additional side picture window provides additional light, making the room feel bright and airy. Feature fire with fitted electric fire provides another focal point. . TV and telephone points. Two ceiling lights. Fitted carpets, 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. Double glazed window.

Bedroom One

Benefiting from a walk-in wardrobe. Ceiling lights, TV and phone point.

Bedroom Two

Spacious second bedroom. Ceiling lights, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

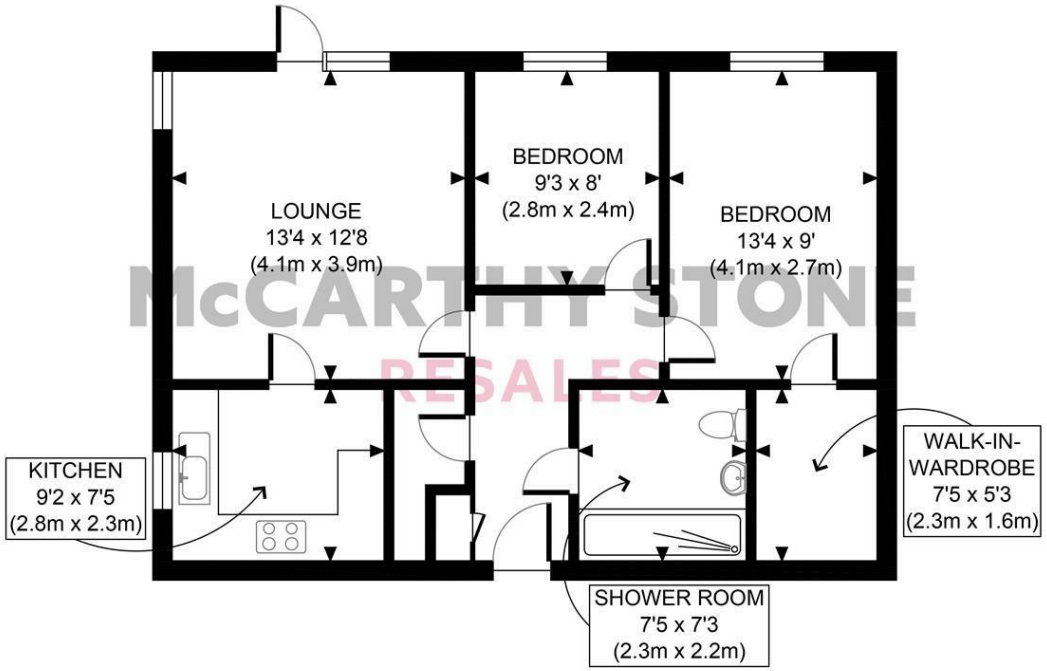
Service Charge

- 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
- 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. Find out more about service charges please contact your Property Consultant or House Manager.

Car Parking

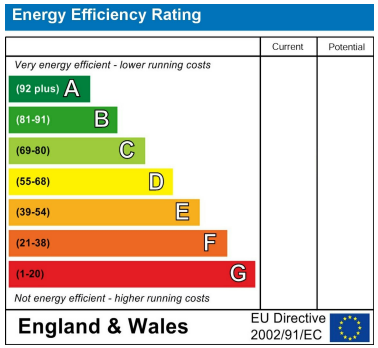
A car parking space (R) is included with the sale of this apartment.



McCARTHY STONE
RESALES

GROSS INTERNAL
FLOOR AREA 646 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 646 SQ FT / 60 SQM	Burey Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 04/05/21
	photoplan



There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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