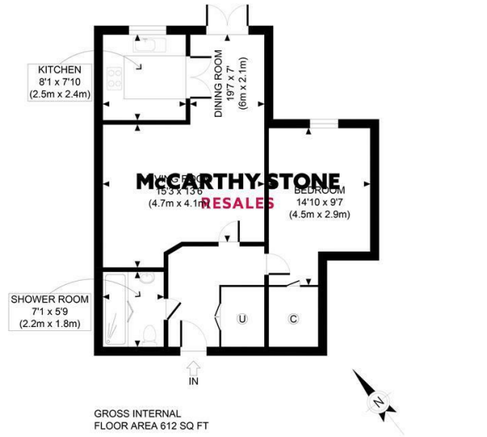
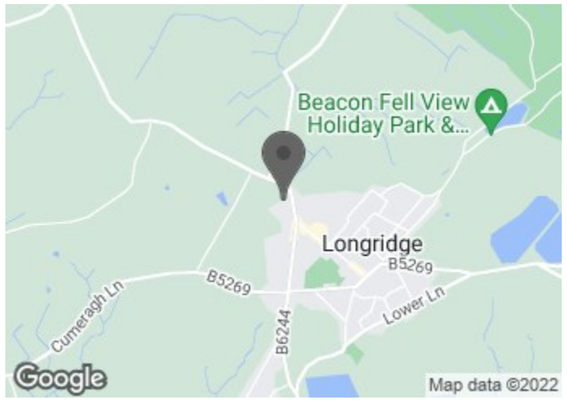
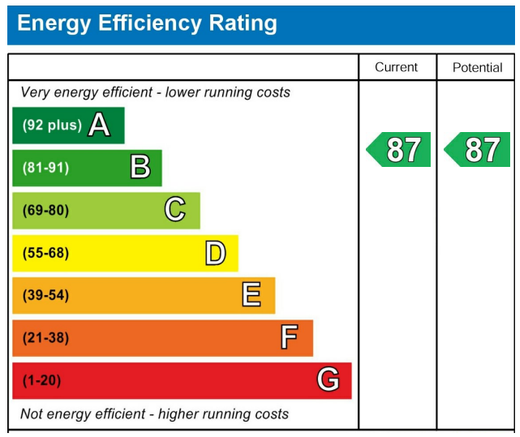


APPROX. GROSS INTERNAL FLOOR AREA 612 SQ FT / 57 SQM	Burey Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 21/10/21 photoplan

COUNCIL TAX BAND: A





McCARTHY STONE
RESALES

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McCARTHY STONE
RESALES

12 BUREY COURT

BARNACRE ROAD, PRESTON, PR3 2PF

A BEAUTIFUL SOUTH FACING, ONE BEDROOM GROUND FLOOR APARTMENT WITH SECLUDED PATIO SITUATED WITHIN A DESIRABLE RETIREMENT LIVING DEVELOPMENT. Car parking space included.

ASKING PRICE £170,000 LEASEHOLD

For further details, please call **0345 556 4104**

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BUREY COURT, BARNACRE ROAD, LONGRIDGE, PRESTON

1 BED | £170,000

BUREY COURT
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 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
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 including high street shops and a local library. 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 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. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and shower room.

LOUNGE
A bright and airy lounge benefiting from door leading to private patio area, side window and also ample space for dining. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights, fitted carpets, raised electric power sockets. Partially double glazed door lead onto a separate kitchen.

KITCHEN
Fitted kitchen with a range of modern low and eye level units and drawers with a work surface. UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.

BEDROOM
Double bedroom with door to walk in wardrobe housing hanging railings and shelving. TV and telephone points, Sky/Sky+ connection point. Ceiling light, fitted carpets, raised electric power sockets.

SHOWER ROOM
Fitted with suite comprising of level access shower with glass screen. Low level WC, vanity unit with wash basin and illuminated mirror. Shaving point, electric heater, heated towel rails and extractor fan.

SERVICE CHARGE
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.

Service charge: £2,567.74 pa (for financial year ending 07/22)

CAR PARKING
Car parking space included within the purchase price.

LEASEHOLD INFORMATION
Lease Length: 999 years from 2017
Ground rent: £425 per annum
Managed by: McCarthy and Stone Management Services
It is a condition of purchase that residents must meet the age requirement of 60 years or over.