



McCarthy & Stone

RESALES



27 Lawn Court Longsight Lane, Bolton, BL2 3GF
Asking price £199,950 Leasehold

For further details
please call 0345 556 4104

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NEWLY AVAILABLE - EARLY INTEREST EXPECTED - TWO BEDROOM SECOND FLOOR APARTMENT with ADDITIONAL ROOM off the lounge . Tastefully decorated throughout. A popular McCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S located within 500m of a SUPERMARKET and a wide range of local amenities.

Summary

Lawn Court was built by McCarthy & Stone purpose built for modern retirement living. The development consists of 28 one and two-bedroom retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in living rooms and security door entry systems. The dedicated House Manager is on site 5 working hours a day to take care of things and make you feel at home as well as 24-hour emergency call system provided via a personal pendant alarm and with call points in the entrance hall and bathroom. 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). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Local Area

Lawn Court is situated in Harwood, a lively community to the North/North East of Bolton, bordering Bury and the West Pennine Moors. Once part of the historic County of Lancashire, today Harwood is mostly residential with a good range of local amenities. Within 500m of a supermarket, Dr. Surgery, library, hairdressers and post office. Within 100m of a butchers, Dental Surgery and Paediatrician. Next door to Lawn Court is the brand-new Harwood Methodist Church and Community Centre which is due for completion end of 2021. The facilities include a place of worship, coffee bar and a sports hall. Lawn Court is a short bus ride away from Bolton town centre and there is a Ring & Ride service provided by Greater Manchester Transport which provides a door-to-door minibus service. Open countryside of the West Pennine Moors and close by Longsight Park provide opportunities to enjoy the outdoors. A fantastically kept bowling green is also in the vicinity - offering the chance to enjoy a traditional sport in beautiful surroundings. Lawn Court itself has a good community vibe with residents regularly participating in quiz nights, keep fit classes, outings to Latham and the annual Christmas luncheon.

The apartment

A two bedroom 2nd floor east facing apartment with useful extras including an easy open entrance door and a useful additional room off the lounge. All curtains and blinds can be included within the sale.

Entrance Hall

Front door with spy hole leads into the entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in this area. There is a door to a handy walk-in cloak with storage shelves and coat hooks. Another door leads in to a walk-in utility area which is plumbed for a washer/dryer and houses the Gledhill water heater and Vent Axia air recovery system. One wall mounted heater, illuminated light switches, smoke detector, apartment security door entry system and intercom and emergency pull cord are located in the hall. Doors lead to the bathroom, bedrooms and lounge.

Lounge with additional storage room

The lounge benefiting from a double-glazed UPVC floor to ceiling Juliet balcony window, a delightful spot for catching the sunrises/morning sun and looking out over rooftops to distant tree line hills. In the lounge, there is a feature shelf along one wall. Ample raised electric sockets. One wall mounted heater. A fitted TV unit with shelving provides a focal point. Ceiling lights, TV and telephone point. Partially double-glazed door leads onto a separate kitchen. Additionally, there is a very useful room used by the current owners for providing extra storage with shelving and a wardrobe.

Kitchen

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

Bedroom One

A double bedroom with a walk in wardrobe having rails, shelving and storage. One wall mounted heater. Ceiling lights, tv and phone point. UPVC double glazed window

Bedroom Two / office

Double bedroom currently fitted out as a office room consisting of a fitted desk/dressing table with drawers. Shelving, bookcase and a tv stand. One wall mounted heater. Ceiling lights, tv and phone point. UPVC double glazed window.

Shower Room

Tiled and fitted with suite comprising of level access double shower, low level wc and vanity unit wash basin and LED mirror above. Shaving point, electric heater, heated towel rail and extractor fan. Emergency Pull cord.

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, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Car Parking Permit Scheme- subject to availability

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

Ground Rent

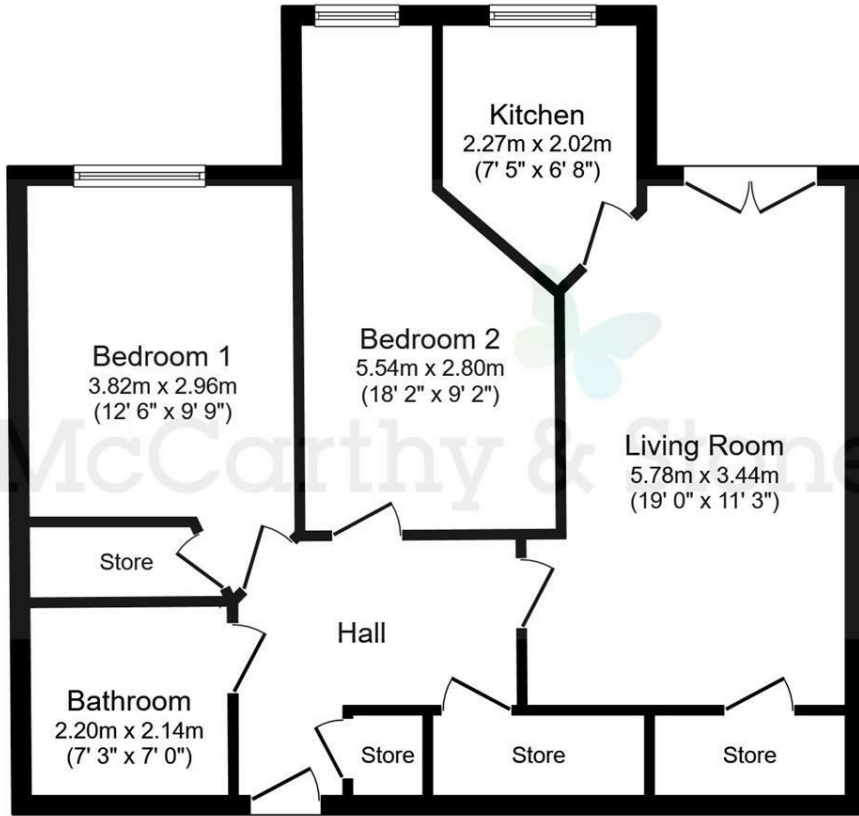
£495 pa

Leasehold

999 years from 2016







This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

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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