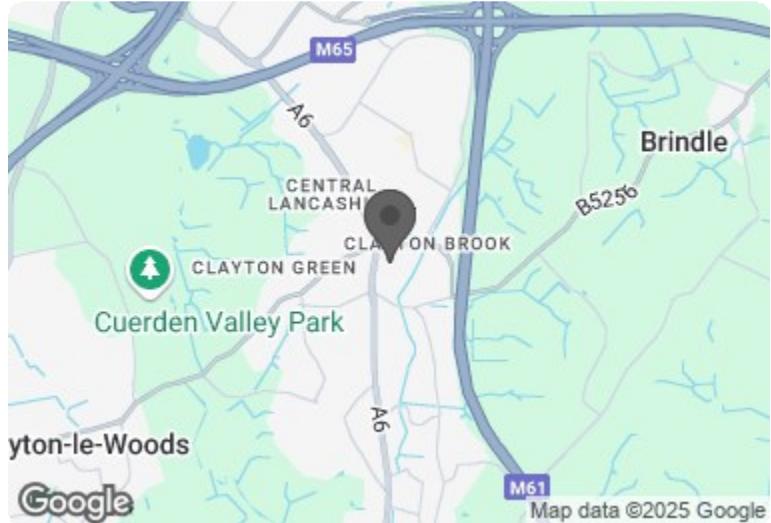


Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	88	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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21 Haworth Court

Preston Road, Chorley, PR6 7EB

PRICE
REDUCED



PRICE REDUCTION

Asking price £239,950 Leasehold

PRICE REDUCED DUE TO RECENT SALE FALLTHROUGH...

A TWO BEDROOM / TWO BATHROOM first floor APARTMENT with Juliet BALCONY offering views within a NEARLY NEW McCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S in popular Clayton le Woods. ** Car parking space included**

Call us on 0345 556 4104 to find out more.

Haworth Court, Preston Road, Clayton-Le-

PRICE
REDUCED

Summary

This age exclusive development is comprised of 23 one bed and 18 two bed apartments. As with every McCarthy Stone development, a close-knit community feel is encouraged with sociable communal spaces and a limited number of apartments, so that homeowners can get to know their neighbours. Safety and security will be ensured throughout the building, which benefits from an on-site House Manager, as well as a camera entry system and intruder alarms in all apartments. Our 24 hour call system gives you complete peace of mind.

Every apartment includes a fully fitted kitchen, telephone and television connection points in the living room and main bedroom and double glazing for energy efficiency. You will also enjoy unlimited access to the landscaped gardens and beautiful communal lounge which is fully WiFi enabled. You'll also benefit from on-site car parking, a cycle/scooter store and lift access to every floor; as well as the additional feature of a Guest Suite for overnight visitors.

Local area

The tranquil and leafy village of Clayton-le-Woods is an ideal location for retirement. The quiet residential area is well connected to the surrounding area by the M61 and M65. The development is in an enviable location with plenty of green space and open countryside nearby such as Clayton Green, Clayton Green Sports Centre, and a library which is just 0.4 miles away. The nearby town of Bamber Bridge holds a monthly farmers market on the fourth Sunday of every month. This is a popular event, with locally grown produce, handmade crafts, jewellery and gifts available. Residents can catch the 125 bus into Bamber Bridge, which stops just 0.2 miles from Haworth Court.



2 Bed | £239,950

Hallway

Front door with spy hole leads to the entrance hall - the 24-hour Tunstall emergency response system, illuminated light switches, smoke detector, apartment security door entry system with intercom are all situated in the hall. From the hallway there is a door to a storage cupboard/airing cupboard which houses a washer / dryer. Doors lead to the lounge, bedrooms and bathroom.

Lounge

A spacious lounge with the benefit of a Juliet balcony offering pleasant views. There is ample space for dining. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Partially glazed door leads onto the kitchen.

Kitchen

Stylish fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Sink with mono lever tap, drainer and UPVC double glazed window above. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom One

Spacious double bedroom with walk in wardrobe housing shelving and hanging rails. West facing window. Ceiling light, TV phone point, fitted carpets and raised electric power sockets. En suite bathroom.

En suite

Tiled and fitted with modern suite comprising of a shower with glass screen, low level WC, vanity unit with sink and mirror above and heated towel rail.

Bedroom Two

Double bedroom with window. Ceiling light, TV phone point, fitted carpets and raised electric power sockets.



Bathroom

Tiled and fitted with modern suite comprising of a walk-in shower with glass screen, low level WC, vanity unit with sink and mirror above and heated towel rail.

Car Parking

A Car Parking space is included.

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: £4,578.60 per annum (for financial year ending 29/02/2025)

Leasehold information

It is a condition of purchase that all residents must meet the age requirements of 60 years.

Lease length: 999 years from 2020

Ground rent: £495 per annum

Ground Rent Review: January 2035

Managed by: McCarthy and Stone Management Services

Additional Information & Services

- Superfast Fibre Broadband not available at the time of listing
- Mains water and electricity
- Electric room heating
- Mains drainage

