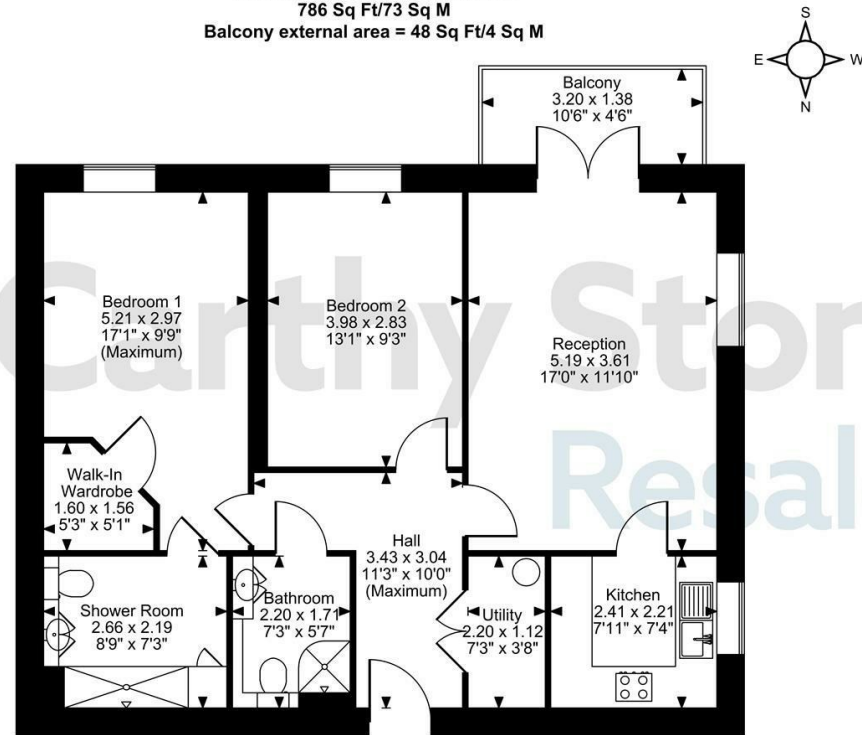


Stanley Place, Stanley Gardens, Garstang, Preston  
 Approximate Gross Internal Area  
 786 Sq Ft/73 Sq M  
 Balcony external area = 48 Sq Ft/4 Sq M

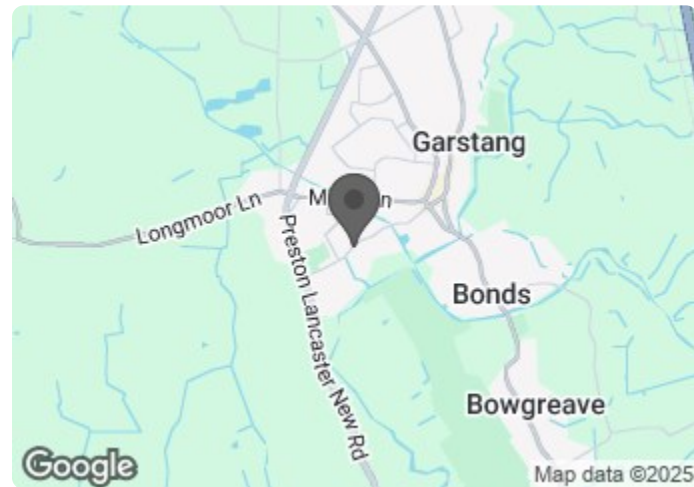


First Floor

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: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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	

## 22 Stanley Place

Stanley Gardens, Garstang, PR3 1XH



**Asking price £315,000 Leasehold**

A beautifully presented two bedroom first floor apartment with a WALK OUT SOUTH FACING BALCONY AND VIEWS OVER THE RIVER WYRE and golf course.

**\*\*PARKING SPACE INCLUDED\*\* \*\* MUST BE VIEWED TO BE APPRECIATED\*\***

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Kepple Lane, Garstang

2 bed | £315,000

## Stanley Place

In the heart of Lancashire, nestled between the Forest of Bowland and the North West coastline, is the historic town of Garstang. As well as benefiting from a wide range of local amenities, the town offers great transport links, with regular bus services and the M6 and A6 both nearby, making it the perfect location for McCarthy Stone Retirement Living.

The town is bordered by the River Wyre, and Stanley Place enjoys views across the river and the surrounding countryside. Selected apartments have their own balconies as an additional feature, from which you can admire these views or enjoy an outlook across the development's landscaped garden.

For those who use a scooter to get around, the development has a scooter storage room, and there'll be on-site parking for those with a car. As well as several supermarkets and a variety of both high-street and independent shops, the town centre boasts the weekly market and many cafes and restaurants. Plus, the local leisure centre offers a wide variety of fitness classes, from gentle exercise to full body workouts. What's more, the local swimming pool gives lessons and classes for all ages.

## Entrance Hall

Front door with spy hole leads to the large entrance hall from where the 24-hour Appello emergency response and remote door entry system is accessible. A range of power sockets.

Door leading to a utility/storage cupboard housing space for a washer/drier, Smoke detector. Further doors lead to living room, bedrooms, shower room.

## Lounge

Bright and spacious living room with double glazed doors leading to a walk out South facing balcony over looking the river and golf course. Fitted carpets, two ceiling lights, raised height sockets.

## Kitchen

Fitted with a range of modern high gloss kitchen units, drawers. Integrated fridge freezer. Built in electric oven. Four ringed ceramic hob with extractor hood. Black composite sink with mixer tap sits beneath a double glazed window. Range of power sockets, ceiling and under pelmet lighting.

## Bedroom

The spacious bedroom benefits from a walk in wardrobe fitted with hanging space and shelving units. A selection of raised power sockets, TV and telephone points. Fitted carpets. Separate door leads to an en-suite.

## En-suite

Modern shower room benefiting from a walk in shower with slip resistant flooring, a chrome towel radiator and a fitted mirror. Wash hand basin; shaver point, Ceiling spotlights, floor tiling.

## Second bedroom

A spacious second bedroom that could even be used as an office or separate dining room.

## Shower Room

The shower room is complete with a low profile shower tray and slip resistant flooring, a chrome towel radiator and a fitted mirror. Wash hand basin; shaver point, Ceiling spotlights, floor tiling.

## Car Park

A parking space is included in the sale of this apartment.

## Service Charge Breakdown

- Cleaning of communal windows
- Water rates for communal areas
- 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 annual service charge is £5,957.31 for the financial year ending 28/02/2026.

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, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

## Lease Information

Ground rent: £425 per annum.

Ground rent review: 1st Jan 2037

Lease: 999 years from 1st Jan 2022

