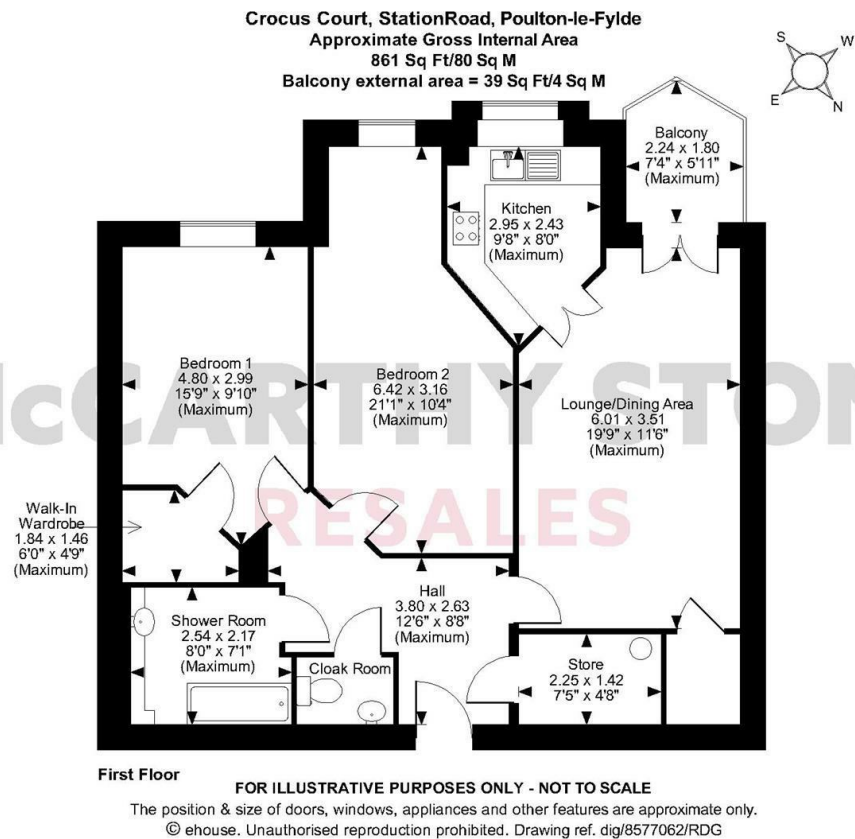


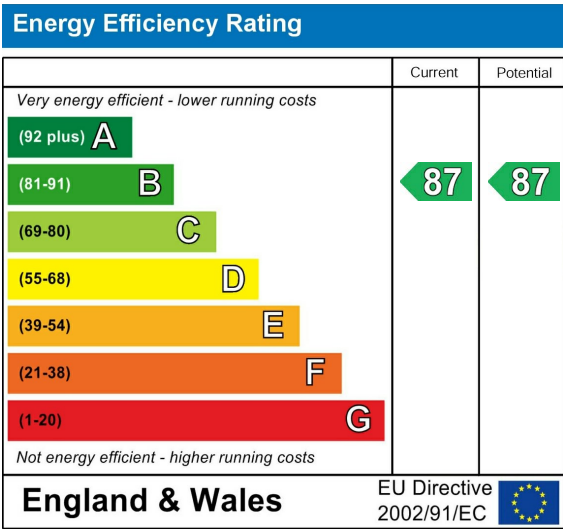
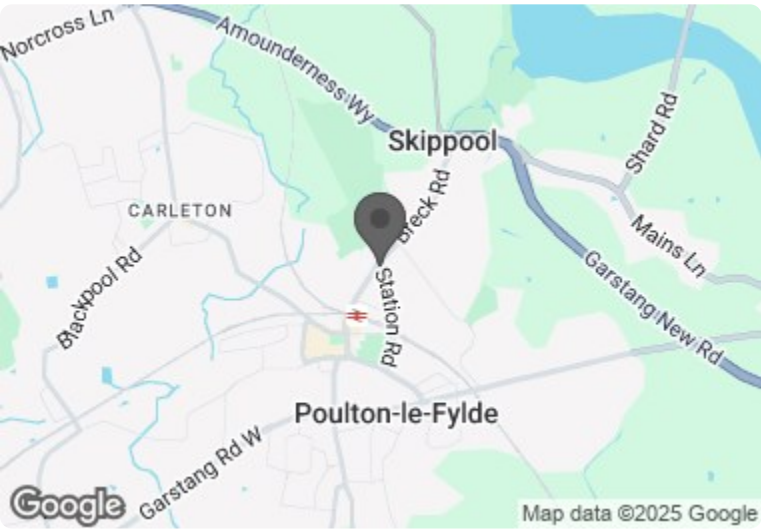
44 Crocus Court

Station Road, Poulton-Le-Fylde, FY6 7XJ

PRICE  
REDUCED



Council Tax Band: C



PRICE REDUCTION

Asking price £175,000 Leasehold

PRICE REDUCED TO SELL

A two-bedroom, two-bathroom energy-efficient apartment situated within an age-exclusive McCarthy Stone development designed for individuals over the age of 70. Conveniently located, it is within a half-mile radius of Poulton-le-Fylde town centre and train station, providing easy access to the vibrant Fylde Coast.

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Crocus Court, Station Road, Poulton-Le-

# 2 Bed | £175,000

PRICE  
REDUCED

### Summary

Designed exclusively with the over 70's in mind, this Retirement Living PLUS development allows you to carry on living independently in a home you own, with the help of on-site flexible care and support if you need it, plus the benefit of a Bistro style restaurant serving delicious meals every day. You can relax in the knowledge that with Retirement Living PLUS, the on-site team are on hand to provide assistance and flexible care and support 24 hours a day, 7 days a week. The apartments are wheelchair friendly and you'll find ovens and plug sockets set at waist height. There are easy to use lever taps and grab rails along the hallways, making getting around easier. You'll also find a secure charging and storage area for mobility scooters. Peace of mind also comes from a door entry system linked to your TV, so you can see who's there before letting anyone in, and an intruder alarm, allowing you to relax in the knowledge that you're safe and secure. The spacious Homeowners lounge is ideal for to leading a full and active social life with both fellow homeowners and 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) which has an en-suite shower room, tea and coffee making facilities and a TV. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

### Local area

Poulton-le-Fylde, a picturesque market town on the Fylde coastal plain, is seamlessly integrated into the Blackpool urban area. Enjoying regular rail links to Preston city centre, Crocus Court is conveniently situated within a quarter of a mile from the railway station. Within half a mile, the Market Place and Teanlowe Centre offer a diverse range of shops and amenities, including banks, post offices, pharmacies, coffee shops, and restaurants. Embracing traditional country living, the local Farmers Market, held on the fourth Saturday of each month in the community hall, showcases locally grown produce.

### Entrance hallway

The entrance hall, accessible through a front door equipped with a spy hole, serves as the gateway to various spaces. Further doors guide you to the bedrooms, living room, and both bathrooms. Ensuring safety and convenience, the hall features a 24-hour Tunstall emergency response system, illuminated light switches, a smoke detector, and a security door entry system.

Additionally, a door opens to a practical walk-in store/airing cupboard, complete with useful shelving.

### Lounge/Dining Area

Accessible through a partially glazed door, this expansive room boasts a generous walk-out balcony. The dining area offers abundant space for a dining table and chairs, illuminated by two ceiling light pendants. Practical amenities include numerous plug sockets, a TV and telephone point, and double-opening partially glazed doors leading to the separate kitchen.

### Kitchen

A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. An electronically operated UPVC double glazed window sits above a single sink and drainer unit which has a mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Central ceiling light pendant and tiled flooring. Presenting a contemporary fitted kitchen featuring sleek high gloss base and wall units, complemented by under-counter lighting. Positioned beneath an electronically operated UPVC double-glazed window, a single sink and drainer unit equipped with a mixer tap enhance functionality. The kitchen includes integrated appliances such as an electric oven and a ceramic four-ringed hob with an extractor hood above, as well as an integral fridge and freezer.

### Bedroom One

A generously proportioned double bedroom adorned with a central ceiling pendant, TV and phone point, and a convenient emergency response pull cord. The room further features a sizable walk-in wardrobe, complete with ample rails and shelving for organized storage.

### Bedroom Two

This expansive double bedroom is enhanced by a well-placed window, allowing ample natural light to illuminate the space. It is equipped with a central ceiling pendant, as well as convenient TV and phone points for added functionality.

### Bathroom

The bathroom features practical anti-slip flooring, tiled walls, and is equipped with a suite that includes a bath with a shower, WC, vanity unit with a wash basin and mirror, along with an additional storage cabinet. For added comfort, there is a heated towel rail, and an emergency pull cord ensures safety.

### Service charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 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
- One hour of domestic support per week is included in the service charge
- Care staff on-site 24-hours a day
- Running of the on-site restaurant
- Intruder alarm system

The annual service charge is £14,296.24 for financial year ending 30/06/2026.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

### Leasehold information

Lease length: 999 years from June 2017  
Ground rent: £510 per annum  
Ground rent review date: June 2032

### Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information check our webpage additional services or speak with our property consultant.

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

