



McCarthy & Stone

RESALES



37 Hardwick Grange Cop Lane, Preston, PR1 0AA
Asking price £195,000 Leasehold

For further details
please call 0345 556 4104

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NEWLY AVAILABLE from 25 AUGUST - A beautifully presented, BRIGHT and AIRY ONE BEDROOM APARTMENT in an exclusive MCCARTHY STONE OVER 55'S DEVELOPMENT within a quarter mile of PEMWORTHAM TOWN CENTRE. Parking space included.

Summary

The complex features 30 one bed and 21 two bed apartments, exclusively available for the over 55's. Our Retirement Living apartments are finished to the highest quality, with every feature retirees could hope for in order to ensure a luxurious and independent retirement lifestyle.

We ensure the safety and security of our residents with the latest security technology. There is a camera entry system in every apartment, so that residents can see who their visitors are before allowing them entry to the complex. Each home also benefits from a burglar alarm, and smoke detectors are fitted throughout the development.

From the on-site House Manager to help new residents settle in and deal with any queries or issues, to the sociable Homeowners' Lounge with Wi-Fi, new residents will be made to feel right at home. Meet your new neighbours in the communal spaces or explore the pretty landscaped gardens.

Maintain your independence when you retire to McCarthy & Stone in Penwortham, which has lifts to all floors of the development for ease of access, a mobility scooter store room, as well as a 24-hour call system to give Homeowners peace of mind.

Local area

The town centre of Penwortham has all the local amenities residents could wish for, including a Post Office, pharmacy, bakery, opticians, hairdressers, florist, travel agency, banks, a variety of restaurants and pubs, and a supermarket. The development is located only 0.2 miles from the centre of Penwortham, just off the A59 motorway linking to Preston 2.5 miles to the north, and Ormskirk 16 miles to the south.

There is also good access to Fylde Coast and Southport, 16 and 17.5 miles to the west respectively. On the first Saturday of each month St Teresa's Parish Centre in Penwortham holds a

Farmers' Market, where you can find a great selection of locally grown seasonal fruits, vegetables, meats, cheeses and produce, as well as handmade gifts like soaps, perfumes and other natural beauty products.

There are plenty of local attractions close to Penwortham, including Hurst Grange Park, City Church Preston, Turbary Woods Owl and Bird Sanctuary, Lancashire Infantry Museum, and the Ribble Steam Railway to name but a few. Residents will find plenty of things to do to suit any taste or age group from young grandchildren to friends old and new.

There are regular bus services from Penwortham to surrounding towns, villages and cities, including Southport, Ormskirk, Bent Bridge, Preston, Liverpool and Blackpool. There is a bus stop located nearby on Cop Lane.

Entrance Hall

Front door with spy hole leads to the entrance hall where the 24-hour Tunstall emergency response system is situated, as well as light switches, smoke detector, a security door entry system and door to a spacious walk in store/airing cupboard. Further doors lead to the bedroom, living room and shower room.

Lounge

This beautifully decorated and spacious room benefits from French style doors opening to a Juliet balcony offering good views. The dining area itself provides ample space for a dining table and chairs. A modern fire and surround creates an attractive focal point. There are 2 ceiling light fittings, plenty of raised height plug sockets, a TV and telephone point and partially glazed door to the separate Kitchen.

Kitchen

A modern fitted kitchen with a range of high gloss base and wall units with under pelmet lighting. A 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 fitting.

Bedroom

This spacious double bedroom has a walk-in wardrobe housing rails and shelving. Central ceiling light, TV and phone point.

Shower Room

Partially tiled walls and fitted with a modern suite comprising; level access walk-in shower, WC, vanity unit with wash basin and mirror above. Heated towel rail.

Car parking

There is a parking space included with the sale of this apartment.

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. To find out more about service charges please contact your Property Consultant or House Manager.

Leasehold information

Lease Length: 999 years from 2019

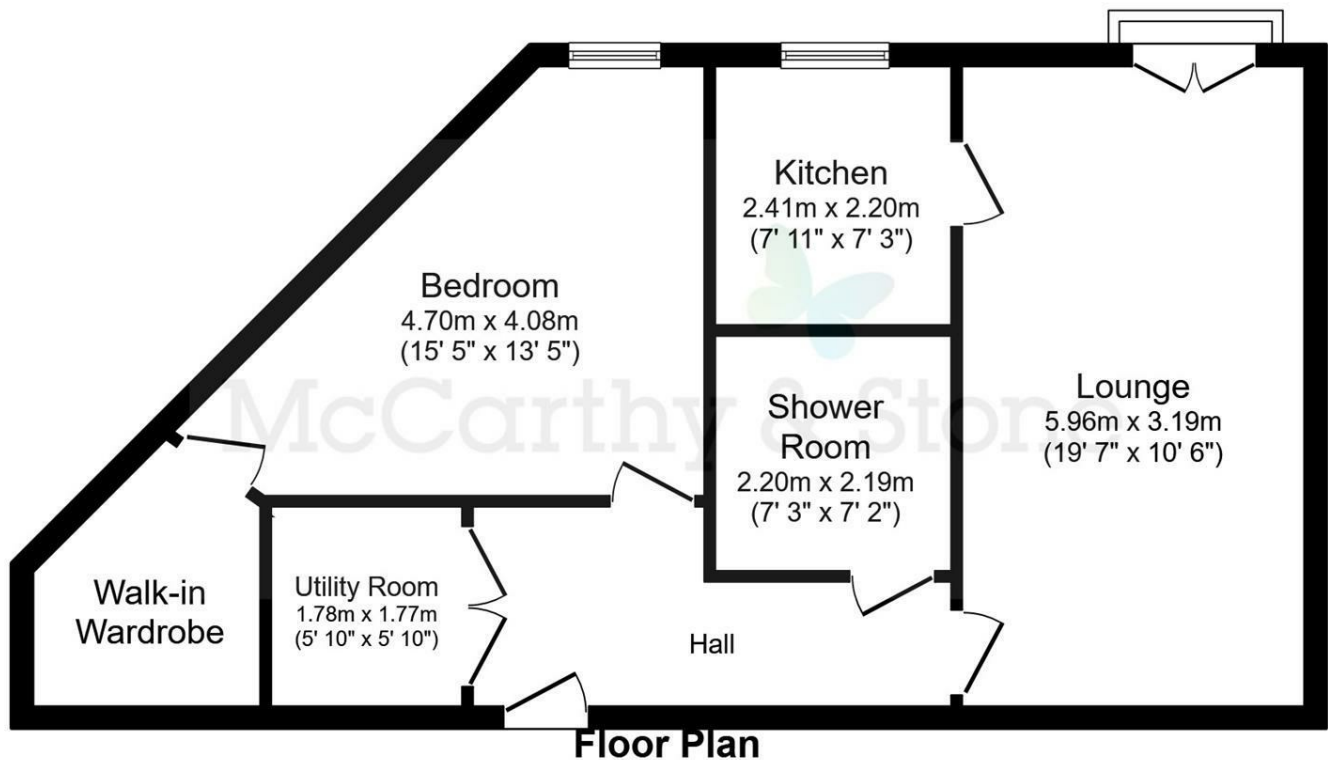
Ground rent: £425 per annum

Managed by: McCarthy and Stone Management Services

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







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		84	84
(81-91) B			
(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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