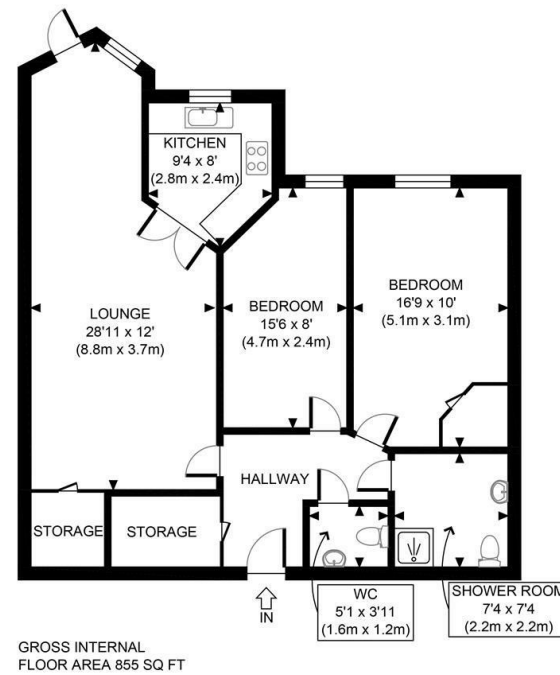


McCARTHY STONE RESALES

10 CROCUS COURT

STATION ROAD, POULTON-LE-FYLDE, FY6 7XJ



GROSS INTERNAL FLOOR AREA 855 SQ FT

| | |
|---|----------------------------|
| APPROX. GROSS INTERNAL FLOOR AREA 855 SQ FT / 79 SQM | Crocus Court FY6 |
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | date 01/03/21 photoplan |



COUNCIL TAX BAND: D



| Energy Efficiency Rating | | Current | Potential |
|---|--|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 86 | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |



McCARTHY STONE RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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



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A TWO BEDROOM GROUND FLOOR APARTMENT with PATIO onto sunny aspect gardens in a NEARLY NEW McCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 70'S. CAR PARKING SPACE INCLUDED. Well located, being within HALF A MILE to POULTON LE FYLDE TOWN CENTRE and TRAIN STATION, and within easy reach of the Fylde Coast.

PRICE REDUCTION

ASKING PRICE £260,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

CROCUS COURT, STATION ROAD,

2 BEDROOMS £260,000

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 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

A beautiful market town, Poulton-Le-Fylde is located on the Fylde coastal plain and is part of the Blackpool urban area with regular rail links operating to the city centre of Preston. The railway itself is conveniently located within a quarter of a mile of Crocus Court. The Market Place and Teanlowe centre are located within half of mile of the development and provides plenty of shops and amenities including Banks, Post Office, Pharmacies, coffee shops and restaurants. For those interested in traditional country living, a local Farmers Market is held on the fourth Saturday of each month, selling locally grown produce in the local community hall.

THE APARTMENT

A well positioned ground floor apartment with sunny aspect. Patio onto communal grounds. Two bedrooms and two

bathrooms. The lounge has additional space with a room off the lounge offering scope for an office / study / hobby room.

ENTRANCE HALLWAY

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

LOUNGE PLUS OFFICE

This spacious room is entered through a partially glazed door and benefits from a patio door opening to a sunny aspect patio and landscaped gardens. The dining area itself provides ample space for a dining table and chairs. Modern electric fire in feature surround. There are 2 ceiling light fittings, plenty of plug sockets, a TV and telephone point and double opening, partially glazed doors to the separate Kitchen. Additional useful room with a range of uses, including office/study, hobby room etc.

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 fitting and tiled flooring.

BEDROOM ONE

This spacious double bedroom benefits from a full height window letting in plenty of light, with a central ceiling light, TV and phone point and emergency response pull cord. The room also has a large walk-in wardrobe housing rails and shelving.

BEDROOM TWO

Currently arranged as a lounge / office, this spacious double bedroom benefits from a full height window letting in plenty of light, with a central ceiling light, TV and phone point and emergency response pull cord.

BATHROOM

Full wet room with anti-slip flooring, tiled walls and fitted with

suite comprising; level access shower, WC, vanity unit with wash basin and mirror above. Heated towel rail and emergency pull cord.

CLOAKS / WC

WC, vanity unit with wash basin and mirror above.

CAR PARKING

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

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 service charge is £11,462.88 per annum up to financial year end 30/06/2023.

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: £435 per annum

Ground rent review: June 2032

