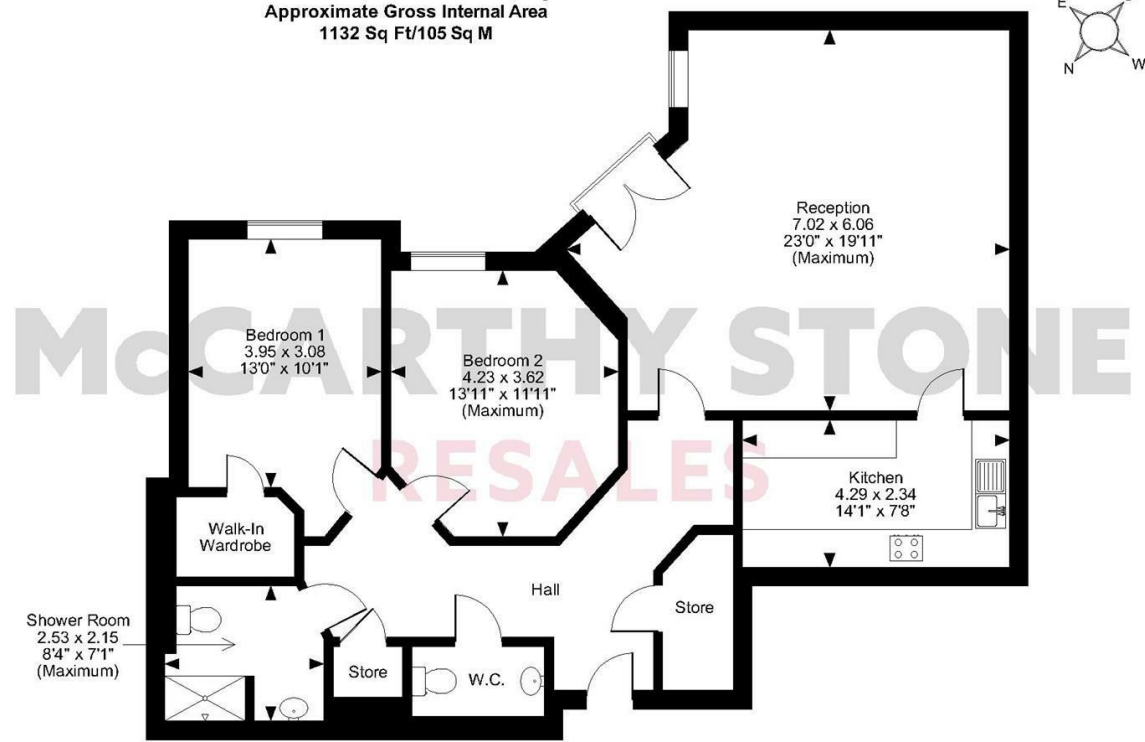


Balshaw Court, Balshaw Court, Leyland  
Approximate Gross Internal Area  
1132 Sq Ft/105 Sq M



Second 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: D**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	87
(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**

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**McCARTHY STONE**  
**RESALES**

**53 BALSHAW COURT**  
BURLINGTON GARDENS, LEYLAND, PR25 3EX



An exceptional chance to acquire a two-bedroom, two-bathroom apartment boasting a Juliette balcony nestled within the prestigious Balshaw Court. Situated on the second floor, this residence offers unparalleled comfort and elegance.

**ASKING PRICE £290,000 LEASEHOLD**

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

# BALSHAW COURT BURLINGTON GARDENS

## LEYLAND PR25 3EX

### BALSHAW COURT

Designed exclusively with the over 70's in mind, this Retirement Living PLUS developments 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 from 10am to 6pm 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

You'll find plenty to see and do near the development. For example, it's only 0.3 miles from South Ribble Museum and Exhibition Centre and Leyland Library. The beautiful Worden Park is also only 0.6 miles away, making it perfect for a leisurely walk. Also, there is a Post Office and Tesco Extra within a short walking distance, along with other retail and convenience shops. Just 6 miles from Preston, Leyland has a thriving town centre and is home to Worden Park, a large park of mature woodlands and open meadows. The park is just half a mile from the development site and features many well-marked paths for quiet strolls, a beautiful Georgian walled garden and a delightful

little café. Plus, if you have family coming to visit, there's a large children's play area, crazy golf and even a hedge maze.

For both seasoned and new golfers alike, Leyland Golf Club is also under a mile away. As well as the 18-hole parkland course, a large practice area is available, with a practice bunker, chipping facilities and a 9-hole putting green. The club is happy to accept new members and also welcomes visitors.

### ENTRANCE HALL

Step through the front door equipped with a convenient spy hole, and you'll find yourself in the welcoming entrance hall. Here, you'll discover the reassuring presence of the 24-hour Tunstall emergency response system, alongside thoughtful features like illuminated light switches, a smoke detector, and a security door entry system. Additionally, there's easy access to a spacious walk-in storage/airing cupboard. Further doors from the entrance hall lead to the bedrooms, living room, and bathroom, offering seamless navigation throughout the apartment.

### CLOAKS / WC

WC, vanity unit with wash basin and mirror above. Heated towel rail.

### LIVING ROOM

This large room boasts the added luxury of doors opening onto a charming east facing Juliette balcony, inviting natural light and fresh air indoors with views of the sunrise. The dining area is generously proportioned, offering plenty of room for a dining table and chairs to create an inviting space for meals and gatherings. Enhanced with two ceiling light fittings, numerous raised height plug sockets, and convenient access points for TV and telephone connections, this room is designed for modern comfort and convenience. Additionally, a door leads to the separate kitchen, ensuring seamless flow and functionality within the living space.

### KITCHEN

Step into the spacious, modern kitchen that's been thoughtfully designed to make cooking a joy. You'll find a range of sleek, high gloss base and wall units, softly illuminated by subtle under-counter lighting. The single sink and drainer unit, equipped with a mixer tap and tiled splashback, add both functionality and elegance to the space. Cooking is made easy with the integrated electric oven and induction four-ring hob,

## 2 BED | £290,000

complete with a stylish splashback and extractor hood. You'll also appreciate the convenience of the integral fridge freezer and dishwasher. A central ceiling light fixture gently illuminates the room, while tiled flooring adds a touch of practicality and charm to this inviting kitchen.

### BEDROOM ONE

This spacious double bedroom benefits from a 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, lit via an automatic sensor light.

### BEDROOM TWO

This spacious double bedroom benefits from a window letting in plenty of light, with a central ceiling light, TV and phone point and emergency response pull cord.

### WETROOM

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.

### 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 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.

Service charge £12,579.51 for financial year ending 29/02/2025.

### LEASE INFORMATION

Lease Length: 999 years from 2021  
Ground rent: £510 per annum  
Ground rent review: Jan 2036

### CAR PARKING

There is not parking space in this development

### ADDITIONAL INFORMATION & SERVICES

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

