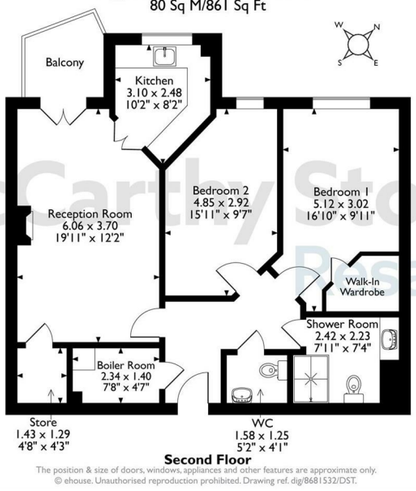
Excellent

Trustpilot

McCarthy & Stone
Resales.



48 Crocus Court, Station Road, Poulton-le-Fylde, Lancashire
Approximate Gross Internal Area
80 Sq M/861 Sq Ft

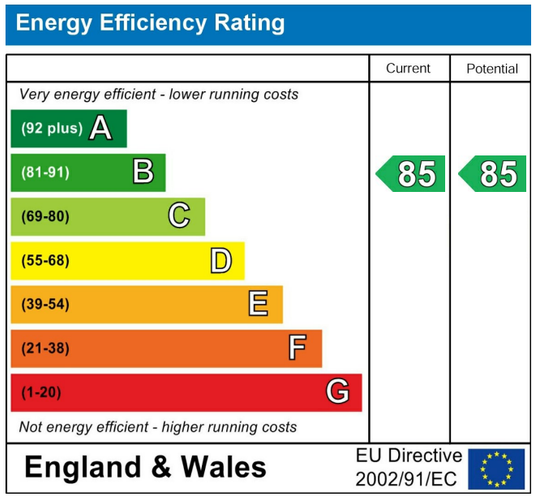


Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy Stone Resales









48 Crocus Court

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

2 | 2 | Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 48 Crocus Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £138,500 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Two bedroom second floor apartment with walk out balcony
- Estate Manager and on-site staffing 24-hours a day
- On-site bistro style restaurant
- Personal care packages available from the onsite CQC registered care agency
- Guest suite for friends and family
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Part exchange scheme available
- Within a quarter of a mile to Poulton Le Fylde Train station
- Within half a mile to Poulton Le Flyde Market Place
- Please call McCarthy and Stone Resales to make an appointment 0345 5564104

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. 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, wasted time or travel expenses. The details contained within this brochure 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.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

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Trustpilot ★★★★★ Rated Excellent

48 Crocus Court, Poulton-Le-Fylde

2 | 2 | Offers in the region of £138,500

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
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 second floor apartment with sunny aspect walk out balcony . Two bedrooms and two bathrooms. This apartment has a number of additional useful features designed to make life easier including laminate hard floor to facilitate the use of wheelchairs and power chairs in the lounge, hallway and bedroom 1. Other features as described below.

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

Lounge with storage
This spacious room is entered through a partially glazed door and benefits from a French door opening to a sunny aspect (afternoon and evening) walk out balcony. The dining area itself provides ample space for a dining table and chairs. Modern electric fire in feature surround. There are 2 ceiling light pendants, plenty of plug sockets, a TV and telephone point and double opening, partially glazed doors to the separate Kitchen.
Additional useful room currently shelved for plentiful storage.

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. Of particular note is the installation of a Qettle which provides both filtered cold water and instant boiling hot water.

Bedroom One
This spacious double bedroom benefits from a full height window letting in plenty of light, with a central ceiling pendant, TV and phone point and emergency response pull cord. The room has a large walk-in wardrobe housing rails and innovative pull out drawers for easy use plus two additional fitted wardrobes.

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 pendant, TV and phone point.

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 and additional storage cabinet. Heated towel rail and emergency pull cord.

Cloaks / WC
WC, vanity unit with wash basin and mirrored cabinet 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 £15,585.96 for financial year ending 30/06/2027.

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: 999 years from 1st June 2017
Ground rent: £510 per annum
Ground rent review: 1st 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



