



McCarthy & Stone

RESALES

14 Lawn Court, Longsight Lane, Bolton, BL2 3GF



Offers over £180,000 LEASEHOLD

For further details, please call 0345 556 4104

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A KEENLY PRICED well presented TWO BEDROOM APARTMENT with EXTRA ROOM off the lounge on the first floor of this MCCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S.

Lawn Court was built by McCarthy & Stone purpose built for modern retirement living and consists of 28 one and two-bedroom retirement apartments for the over 60s. The dedicated House Manager is on site during working hours to take care of things and make you feel at home as well as 24-hour emergency call system provided via a personal pendant alarm and with call points in the entrance hall and bathroom. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. Your guests can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

Local Area

Lawn Court is situated in Harwood, a lively community to the North/North East of Bolton, bordering Bury and the West Pennine Moors. Once part of the historic County of Lancashire, today Harwood is mostly residential with a good range of local amenities. Lawn Court is a short bus ride away from Bolton town centre and there is a Ring & Ride service provided by Greater Manchester Transport which provides a door-to-door minibus service. Open countryside of the West Pennine Moors and close by Longsight Park provide opportunities to enjoy the outdoors. A fantastically kept bowling green is also in the vicinity - offering the chance to enjoy a traditional sport in beautiful surroundings.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and shower room.

Lounge

A bright and airy lounge benefiting from a Juliet balcony, the lounge has ample space for dining and a feature electric fire with surround which acts as an attractive focal point. TV and telephone points, Sky/Sky+ connection point, ceiling lights, fitted carpets and raised electric power sockets. Door leads onto an office with desk and shelving. Partially glazed door leads onto a separate kitchen.

Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.

Master Bedroom

Spacious master bedroom benefiting from a walk-in wardrobe with shelving and hanging rail. TV and telephone points, Sky/Sky+ connection point, ceiling lights, fitted carpets and raised electric power sockets.

Bedroom Two

Double second bedroom which could be used for dining. Ceiling lights, fitted carpets and raised electric power sockets.



Shower Room

Fully tiled and fitted with modern suite comprising of a double level access shower with glass screen and hand rail. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

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

Car Parking Permit Scheme- subject to availability

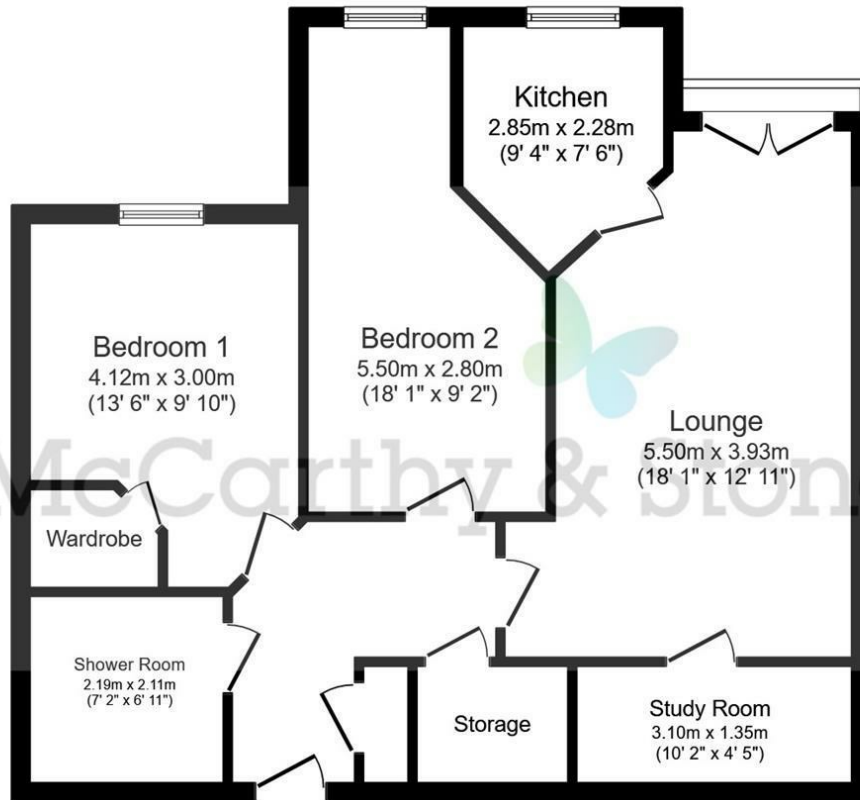
Parking is by allocated space subject to availability, the fee is usually £250 per annum and Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold

999 years from 2016

It is a condition of purchase that residents must meet the age requirement of 60 years or over.





Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



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			
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.

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