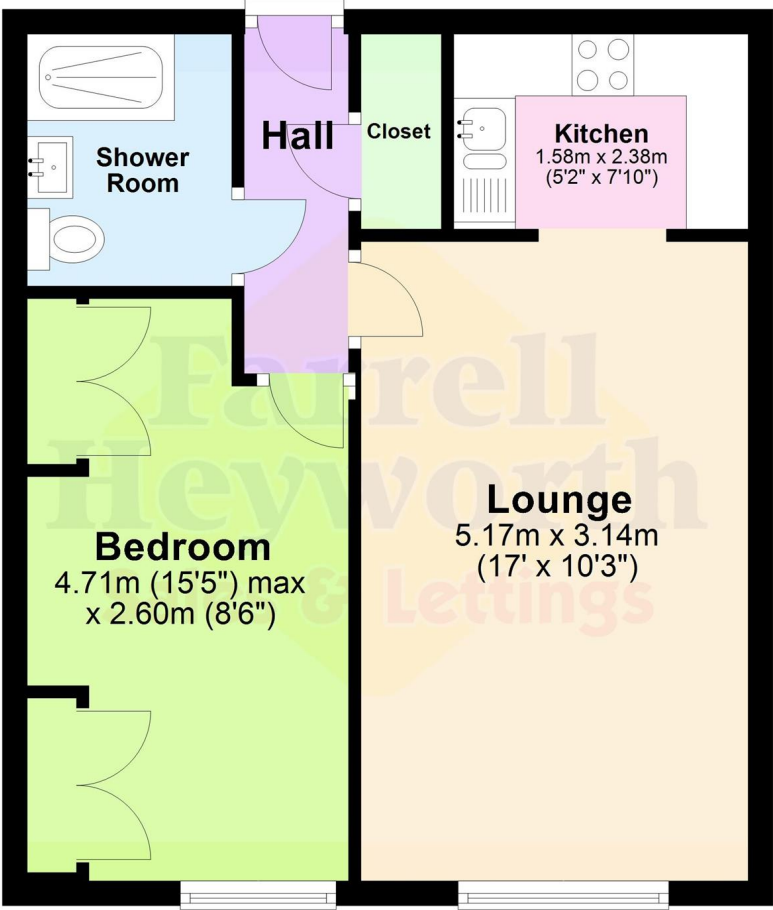


O.O
£90,000

Sharoe Bay Court,
Fulwood, Preston PR2



Farrell
Heyworth
Sales & Lettings

Fulwood
309 Garstang Road
Preston PR2 9XJ

Tel: 01772 787666
Email: fulwood@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/fulwood>

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Attractive One Bedroom First Floor Retirement Apartment**
- **Fitted Kitchen & Shower Room, Lift Access to All Floors**
- **Excellent Location Close to Local Amenities & Hospital**
- **Superb Resident Facilities, Communal Lounge, Launderette, Garden**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

EPC B

www.farrellheyworth.co.uk



Farrell Heyworth are pleased to introduce this comfortable and well situated one bedroom retirement (over 50's) apartment set within the welcoming and excellently maintained Sharoe Bay Court development in Fulwood.

Location-wise you are only a short distance away from local amenities, transport links and with Royal Preston Hospital right on your doorstep!

Internally the apartment comprises a bright lounge, fitted kitchen, modern three piece shower room and a double bedroom including built-in wardrobes.

The lovely, welcoming and very comfortable Sharoe Bay Court retirement development offers not only the most impressive surroundings, but also outstanding facilities such as lift access to all floors, a relaxing and stylish communal lounge and a resident's kitchen and launderette. If socialising and meeting new people is your thing, you're in luck! Sharoe Bay Court host a range of exclusive resident's events such as coffee mornings/afternoons, games nights etc...

Viewing is highly recommended!

Please Note: This property is part of a deceased's estate and grant of probate may be required, until this has been granted a sale would not be able to proceed. All prospective purchasers should consider this before incurring any costs.

Tenure: Leasehold

Leasehold information: Terms: 125 years from 1st May 1989

Current Service/Maintenance Charges including Ground Rent: £200 per calendar month including water rates, buildings insurance, heating, lighting and cleaning of the communal areas, building maintenance, external window cleaning and gardening, servicing of the lifts, fire detection equipment and operation of the emergency call system.

Council Tax: Band B





