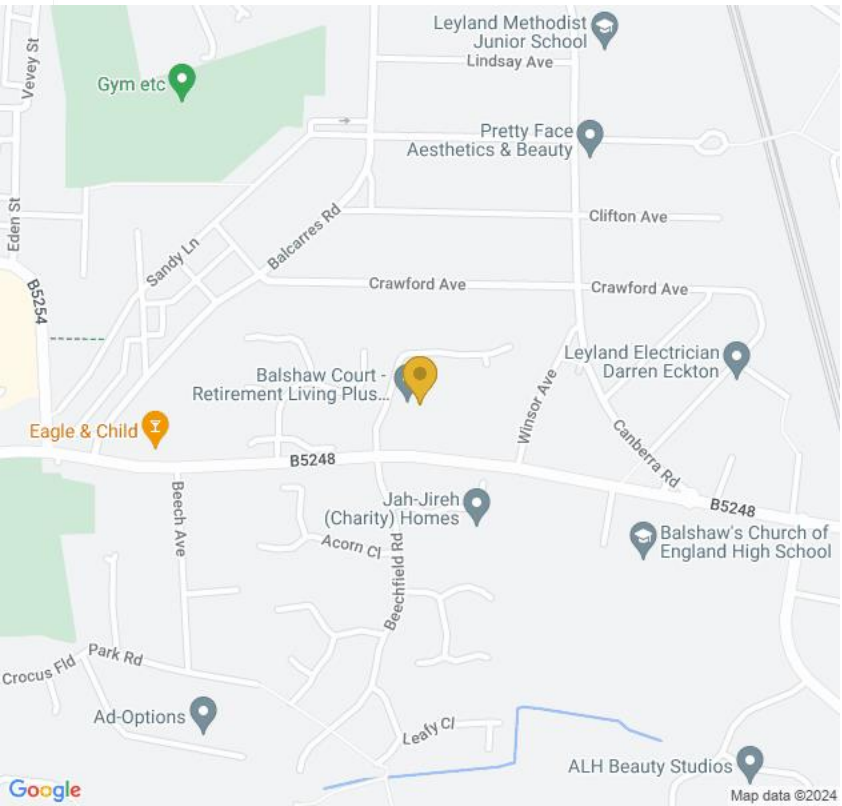


O.I.R.O
£270,000

Burlington Gardens,
Leyland PR25



Leyland
13/15 Cleveland Street
Chorley PR7 1BH

Tel: 01772 624150

Email: leyland@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/leyland>



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Luxury Two Bedroom Apartment with Walk in Wardrobes**
- **Retirement Living Plus Exclusively Designed for Over 70's.**
- **24 Hour Emergency Call System, Door Camera, Extensive Features.**
- **Communal Residents Lounge & Bistro Restaurant, Landscaped Gardens**

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.

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

EPC B

www.farrellheyworth.co.uk



This is a fantastic opportunity to purchase a Retirement Living Plus apartment exclusively designed for the over 70's. Here you will enjoy the benefits of living in your own home, free from worries of outside maintenance or gardening and with like-minded retirees as your neighbours. There is also the added support that comes with having a dedicated estate manager. Offering everything you will need to enjoy an active retirement, the stylish apartments are brought to you by McCarthy and Stone.

This two bedroom second floor apartment briefly comprises entrance hallway with spacious walk-in storage/cloaks cupboard, lounge incorporating a dining area with French doors providing direct view over the communal gardens. There is a fitted kitchen with a range of fitted base and wall cupboards, drawers and work surfaces with complementary splashbacks incorporating a single drainer sink unit with mixer tap, integrated four ring ceramic hob, extractor hood, oven, fridge and freezer. There are two double bedrooms both with walk in wardrobes, separate wet room with a tiled floor, low level wc, wash hand basin and a wall mounted chrome heated towel rail and an additional separate wc with low level wc, wash hand basin, tiled floor and part tiled walls.

The five star facilities include Bistro style restaurant, communal lounge, dining area, laundry room and municipal waste facility. Clubs and social events are run regularly by the home-owners and with access out to the beautiful landscaped gardens and fabulous seating areas this is truly a luxury of style living.

Tenure: Leasehold
 Leasehold information: Terms: 999 years
 Current Ground Rent: £510 per annum
 Current Maintenance/Service Charges: £10.135.05 per annum.
 Council Tax: Band D





