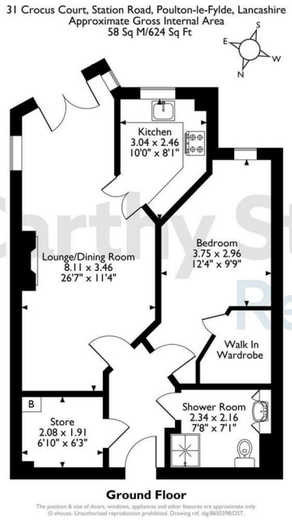
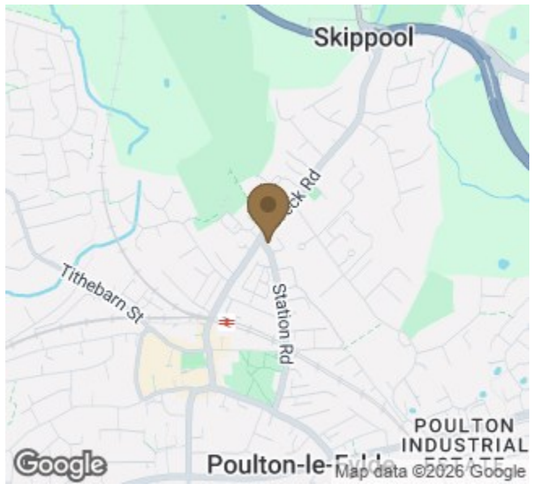
Excellent

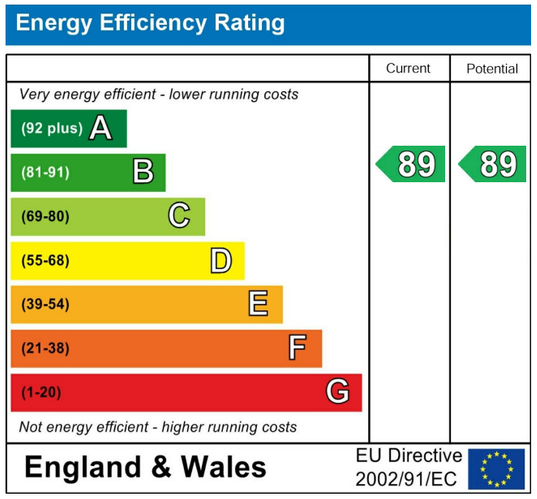
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Registered in England and Wales No. 10716544

The Property Ombudsman







31 Crocus Court

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

1 1 Council Tax Band: C

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 31 Crocus Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £64,000 Leasehold

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

Why you'll love living here:

- One bedroom apartment, overlooking gardens
- Car parking space included
- Ready to move into
- On-site bistro style restaurant
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Estate Manager and on-site staffing 24-hours a day
- Homeowner's Lounge and Guest suite
- Personal care packages available from the onsite CQC registered care agency
- Half a Mile to Poulton-Le-Fylde Town Centre
- Within a Quarter of a Mile from Poluton-Le-Fylde Train Station

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

31 Crocus Court, Poulton-Le-Fylde

1 | 1 | Offers in the region of £64,000

Crocus 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 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.

Property Overview
This bright spacious and very well presented one-bedroom first floor apartment overlooking the communal gardens, with a spacious lounge and dual aspect dining area windows and french doors with Juliet balcony allowing in plenty of natural light, the accommodation features a modern fitted kitchen with integrated appliances, a generous double bedroom with a walk-in wardrobe and a contemporary wet room.

Located just a short walk away from the communal lift and comunal staircase. to easily access the homeowners lounge, restaurant and laundry room.

Social Lifestyle
The Communal Lounge is at the heart of the community at Crocus Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings, pilates classes, dominoes, Songs of Praise on Sunday afternoons and monthly events with occasional live entertainment. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Crocus Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Care & Support
The personal care services available at Crocus Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Service Charge (RLP)
What your service charge pays for:
- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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 Estate Manager.

Service Charge: £11,648.75 per annum (up to financial year end 30/06/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information
Lease: 999 years from 1st June 2017
Ground rent: £435 per annum
Ground rent review: 1st June 2032

Additional Information & Services
- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Car Parking
A car parking space is available with this apartment.

Moving Made Easy
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 to.

- 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 speak with our Property Consultant today.













