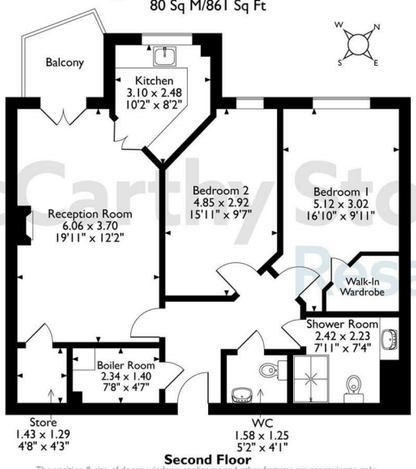
Excellent

Trustpilot

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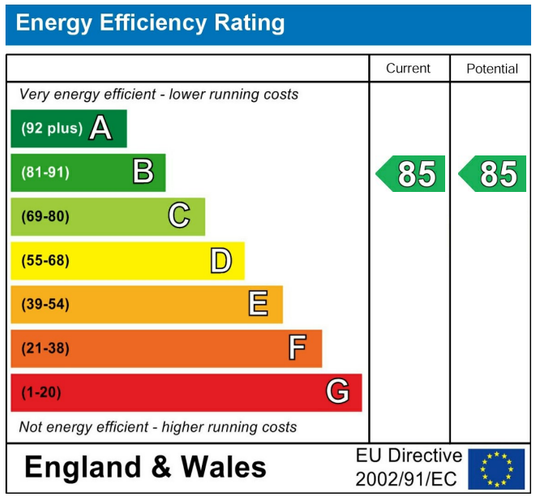
48 Crocus Court, Station Road, Poulton-le-Fylde, Lancashire
Approximate Gross Internal Area
80 Sq M/861 Sq Ft



Second Floor

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

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Registered in England and Wales No. 10716544

The Property Ombudsman







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 £138,000 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
- Guest Cloakroom
- 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)
- Estate Manager and on-site staffing 24-hours a day
- Within a quarter of a mile to Poulton Le Fylde Train station
- Within half a mile to Poulton Le Flyde Market Place
- Close to local amentities

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

48 Crocus Court, Poulton-Le-Fylde

2 | 2 | Offers in the region of £138,000

Summary
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 £35 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

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.

It is a condition of purchase that residents must meet the age requirement of 70 years or of age or ove

Local area
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Property Overview
This very well presented two-bedroom second floor apartment with a North West facing aspect, with a spacious lounge and access through french doors to a walk out balcony, the accommodation also features a modern fitted kitchen with integrated appliances, a generous double bedroom with a walk-in wardrobe, a contemporary wet room, a second spacious double bedroom and a guest cloakroom.
Ideally located just a short walk away from the communal lift and staircase allow easy access to 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.

Landscaped Gardens
One of the main social hubs of Crocus Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

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.

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.

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: £15,585.96 annum (up to financial year end30/06/2027).

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

Leasehold information
Lease: 999 years from 1st June 2017
Ground rent: £510 per annum
Ground rent review: 1st June 2032

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

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.

Car parking
A car parking space is included in the sale of this apartment.













