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FOR SALE

**77 THE COURT
OAKBRIDGE DRIVE
BUCKSHAW VILLAGE
CHORLEY
PR7 7EH**



Price: £186,500

- Luxury south facing second floor Apartment
- Amidst “independent living” retirement village
- Two bedrooms, spacious Wet Room
- Comprehensive additional resident facilities

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CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



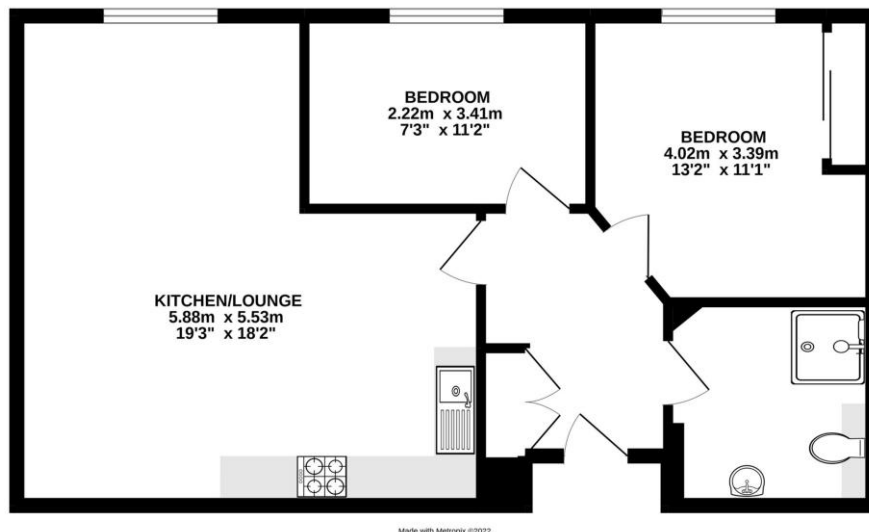
Description:

Second floor two bedroom apartment enjoying a choice setting overlooking bowling green and providing superbly appointed accommodation in an award winning complex at the highly desirable retirement village supported by comprehensive facilities for independent living for those of 55 years of age and over.

Facilities include resident's lounge, restaurant with bar, library with internet access and gymnasium all set in attractive surrounding grounds including crown bowling green. In addition, there is a reception area controlling access providing 24 hour security together with small shop for basic essentials and hair salon.

Additional services can be bought in to include meal packages, housekeeping, personal care, laundry and internal maintenance to the apartment.

Immediately outside the complex there is a regular bus service into Leyland and Chorley town centres. Local shops, chemist etc, are within walking distance and there is easy access to the rail station and to motorway intersections.

Floor Plan:**Location:**

Proceed along Central Drive, the tree lined avenue running through Buckshaw Village, and turn left into Oakbridge Drive.

Accommodation:
(all sizes are approx)

Entrance Hall
Cloak/Store cupboard and meters.

Lounge 5.5m x 3.7m (18'1 x 12'5)
Central heating radiator.

Dining Area**Adjoining Kitchen**

Timber fronted base cupboards, drawers and contoured worktops, inset stainless steel sink unit, 4 ring ceramic hob with extractor hood above, electric double oven. Matching wall cupboards, freezer with refrigerator below, inset washing machine.

Bedroom 1 3.4m x 4m (11'3 x 13'2)

Fitted wardrobes with mirror sliding door, chest of drawers, matching bedside cabinets, central heating radiator.

Bedroom 2 3.4m x 2.2m (11'3 x 7'5)

Fitted mirror wardrobe and central heating radiator.

Bath/Wet Room

Walk in shower with glazed screen, WC, pedestal wash basin, tiling to walls and heated towel rail.

Outside: Landscaped gardens and grounds including crown green bowling green and large car parking area.

Energy Rating: The property has an Energy Rating of Band B.

Tenure: We are informed the site is Leasehold subject to a Ground Rent of £250 per annum payable quarterly.

Services: The apartment is provided with a radiator system of central heating served by a central boiler, metered to individual apartments.

A Service Charge is levied at £1,200 per quarter to include the cost of building insurance, window cleaning, building and garden maintenance, 24 hour reception and use of facilities.

Assessment: From electronic enquiries made to the Local Authority it is understood that the property has been placed in Band C for Council Tax purposes.

To View: Strictly by appointment with the Agents with whom all negotiations should be conducted.

Note: All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires, and other appliances and fittings where applicable.



Lounge



Dining Area



Kitchen



Bath/Wet Room



Bedroom 1



Bedroom 2



Residents Lounge



Residents Dining Room



Residents Study