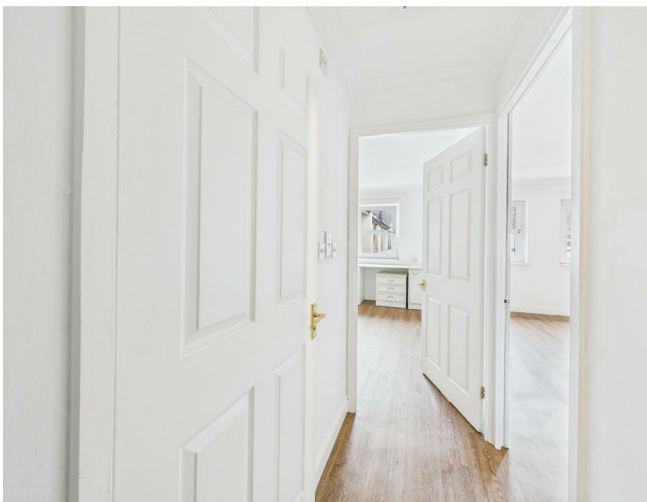


Flat 38, St Leonards Court Alfred Street, Lancaster, LA1



£65,000

St Leonards Court is undoubtedly one of the most desirable purpose-built over-55s developments in Lancaster, offering the perfect balance of independence, comfort, and community.

Ideally situated close to local amenities, the bus station, city centre, scenic canal walks, healthcare facilities, and excellent transport links, it provides an exceptionally convenient lifestyle for residents.

Here, you'll find a warm and welcoming community atmosphere. The communal lounge serves as the social hub of the development, where residents regularly enjoy coffee mornings, games, and friendly catch-ups, a lovely way to stay connected and make new friends.

The apartment itself features a communal entrance hall with a lift and stair access to all floors, leading to a private hallway, bright lounge/diner, new kitchen, spacious double bedroom, and a modern shower room. It also benefits from double glazing and electric heating throughout.

Residents can also take advantage of a range of thoughtful facilities, including a guest suite for visiting friends and family, a communal laundry room, on-site storage, a part-time site manager, and a Careline pull-cord system for added peace of mind.

Beautifully maintained and offered with no onward chain, this lovely apartment offers great value for money and a lifestyle that combines comfort, convenience, and community.

Entrance Hallway



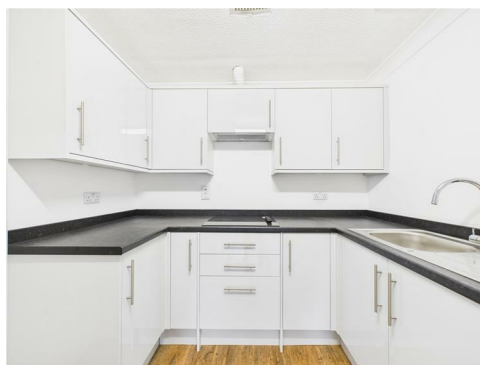
Walk-in storage cupboard housing the consumer unit and water cylinder, laminate floor.

Lounge/Diner



Double-glazed windows to the rear, laminate floor, electric radiator, intercom, emergency pull cord,

Kitchen



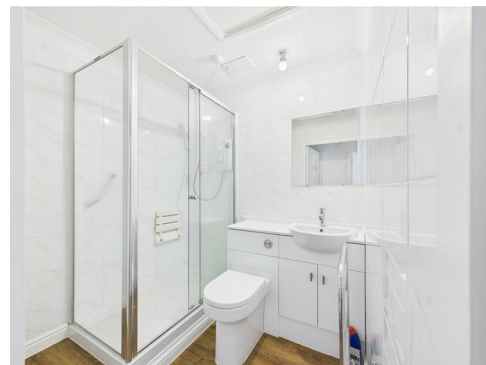
Newly fitted kitchen with a range of matching wall and base cabinets, stainless steel sink, four plate electric hob and extractor hood, laminate floor.

Bedroom



Double-glazed window to the rear, built-in wardrobes, emergency pull cord, electric radiator, laminate floor.

Shower Room



Shower cubicle with Mira electric shower, vanity unit with inset wash hand basin, extractor fan, fully tiled, emergency pull cord, heated towel rail, laminate floor, W.C.

On Site Guest Suite

A guest suite is available on-site (booking via the on-site property manager) for friends and family to stay. The costs are very reasonable at £30 for single occupancy, £35 for double occupancy and include bedding and towels. No pets are allowed unless for disability services.

Communal Laundry

A communal laundry facility is available and inclusive of the service charge, which includes washing machines, dryers and hand washing facilities.

Outside

A communal car park is available here and other parking sites are within close proximity for visiting friends/family/care services.

Useful Information

Tenure Leasehold

Lease - 125 years

Start Date January 1991

End Date January 2116

90 Years remaining

Service charge - £240.00 per month

Ground rent - £100.00 per annum

Council Tax Band (B) £1,873

The owners have 'right to manage'

and have appointed Parkinson

Property to manage the building for

them on behalf of St. Leonard Court

RTM Co Ltd.

The flat and development have

careline pull cord assistance cables

located throughout the building.

A refuse room is located on the

ground floor and chutes are available

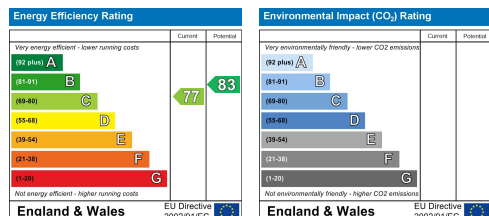
on the upper floors

Water Rates Included in Service

Charge

Buildings Insurance Included in

Service Charge



Head Office: 83 Bowerham Road Lancaster LA1 4AQ

T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



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