

Flat 14, St Leonards Court Alfred Street, Lancaster, LA1



£55,000

St Leonards Court is arguably one of the best-located purpose-built over-55s developments in Lancaster!

Perfectly positioned within easy reach of local amenities, the bus station, city centre, canal walks, health services, and excellent transport links, it offers a wonderfully convenient lifestyle.

Residents here enjoy the freedom of fully independent living, with the added option to socialise in the welcoming communal lounge, the heart of the community, where regular coffee mornings, games of dominoes, and other friendly gatherings take place.

The accommodation comprises a communal entrance hall with a lift and stairs to all floors, a private entrance hall, bright lounge/diner, fitted kitchen, double bedroom, and modern shower room. The property benefits from double glazing and electric heating throughout.

Living at St Leonards Court also brings additional comforts, including a guest suite for visiting family and friends, a communal laundry room, storage facilities, a part-time site manager, and Careline pull-cord assistance for peace of mind.

This spacious apartment represents excellent value for money and is offered for sale with no onward chain.

Entrance Hallway

Walk-in storage cupboard housing a new water cylinder, consumer unit and storage space.

Lounge/Diner



Two double-glazed windows to the front, storage heater, feature living flame effect electric fire on a polished stone effect hearth and decorative mantelpiece, care line call receiver and pull cord assist, intercom, waist height plug sockets and TV port, carpeted flooring.

Kitchen



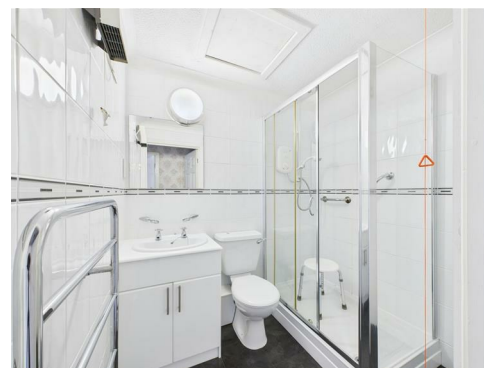
Fully fitted kitchen offering a range of matching wall and base units, stainless steel sink and drainer, four plate ceramic hob, hood extractor, waist-high electric oven and grill, fitted microwave oven, tiled splashback, wall extractor fan, space for under-counter fridge/freezer, laminate floor.

Bedroom



Double-glazed window to the front, storage heater, fitted wardrobes, drawers and dressing table, pull cord assist, waist height plug sockets, two freestanding matching bedside tables (included in the sale), carpeted flooring.

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, non-slip vinyl floor, W.C.

Communal Laundry

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

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.

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

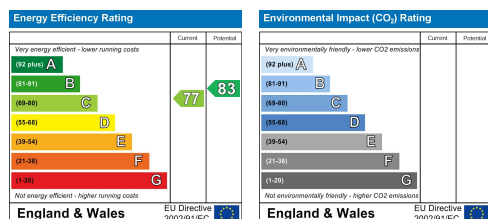
on the upper floors.

Water Rates Included in Service

Charge

Buildings Insurance Included in

Service Charge



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