



## Flat 19, 152 Lancaster Road Lancaster Road, Carnforth, LA5 9EE

A sophisticated residence designed for individuals aged 60 and above, located within half a mile of the vibrant market town of Carnforth. Constructed by the renowned builder McCarthy and Stone, this first floor apartment, easily accessible via the lift, is certain to capture attention and benefits from also being available as a 70% shared ownership property should it be preferred. The well-appointed living spaces, attractive communal grounds, and convenient proximity to town amenities and M6 junction 35 enhance its appeal. The apartment features two generously sized bedrooms, tastefully designed, with the master bedroom benefiting from an ensuite shower room and a walk-in dressing area. The expansive, well-lit lounge, a modern fitted kitchen, and a stunning shower room contribute to the apartment's allure. Outside, there is an assigned parking space and additional visitor parking. The development prioritizes peace of mind, offering a 24-hour Tunstall pull cord system, a house manager available during working hours, a camera entry system, and complimentary access to the communal lounge and kitchenette. Guest accommodation is also available for family members staying over. Carnforth boasts various local shops, pubs, supermarkets, and a convenient west coast mainline railway station. The M6 motorway and bus services provide easy travel links, heading south towards Lancaster and north towards Kendal. This property is available for sale with full vacant possession and no upward chain.



## Accommodation

### Lounge

A wonderfully bright and airy lounge with ample space for dining and double opening doors to a Juliet balcony. There is an electric fire with stone effect surround which acts as an attractive focal point. Raised electric sockets, TV and telephone points. Partially glazed double door lead into the separate kitchen.

### Kitchen

Fully fitted kitchen with a range of modern wood effect wall and base units with a granite effect work surface. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window above. Integrated appliances include a raised level oven, ceramic hob with cooker hood over and integral fridge freezer. Ceiling lights, plug sockets, under pelmet lighting and tiled flooring.

### Shower Room

Partially tiled and fitted with suite comprising of level access shower with adjustable shower head and hand rail. WC, built-in vanity unit with inset wash basin and illuminated mirror above. Shaving point, electric heated towel rail, extractor fan and emergency pull cord.

### Bedroom One

Spacious bedroom with floor to ceiling window. Ceiling light, TV and phone point, fitted carpets and raised electric power sockets. Door leading to a walk-in wardrobe housing shelving and hanging rails and door to ensuite.

### Ensuite

Partially tiled and fitted with suite comprising of level access shower with adjustable shower head and hand rail. WC, built-in vanity unit with inset wash basin and illuminated mirror above. Shaving point, electric heated towel rail and extractor fan.

### Bedroom Two

A second good size bedroom with floor to ceiling window, ceiling light, TV and phone point, fitted carpets and raised electric power sockets.

### Hall

### Parking & Communal Areas

Property comes with an allocated parking space, with

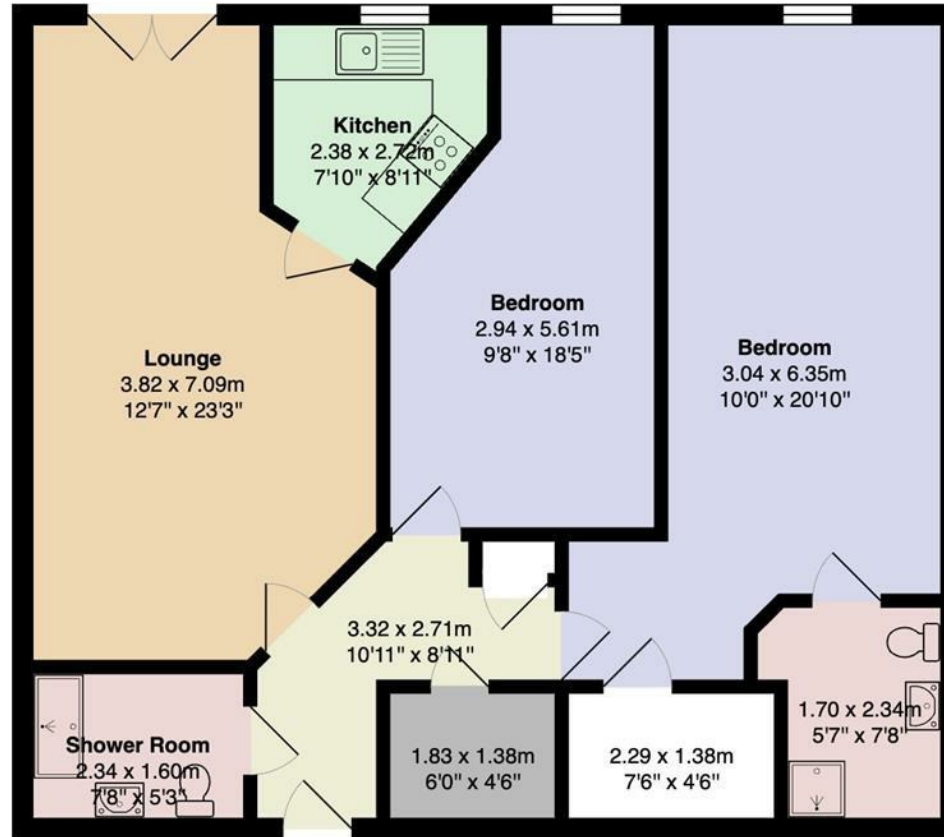
additional visitors parking also available on site. Internal communal areas include a sociable lounge space which can be enjoyed by the residents and their family and friends. A guest suite for overnight visitors is also available for a fee.

### Council Tax, Leasehold & Shared Ownership Info

Band C. Lease Length: 999 years from 1st June 2017 Service charge £4,158.80, includes the cost of a house manager, water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Ground rent: £425 per annum. The property is also available as a 70% shared ownership property via Heylo Housing for £154,000. Applicants are required to complete an application form to confirm they are suitable for shared ownership.

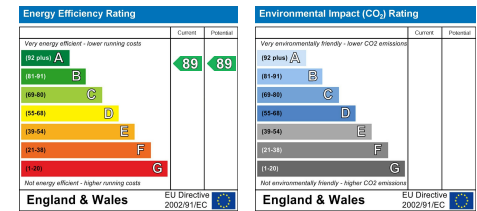






Total Area: 89.6 m<sup>2</sup> ... 964 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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