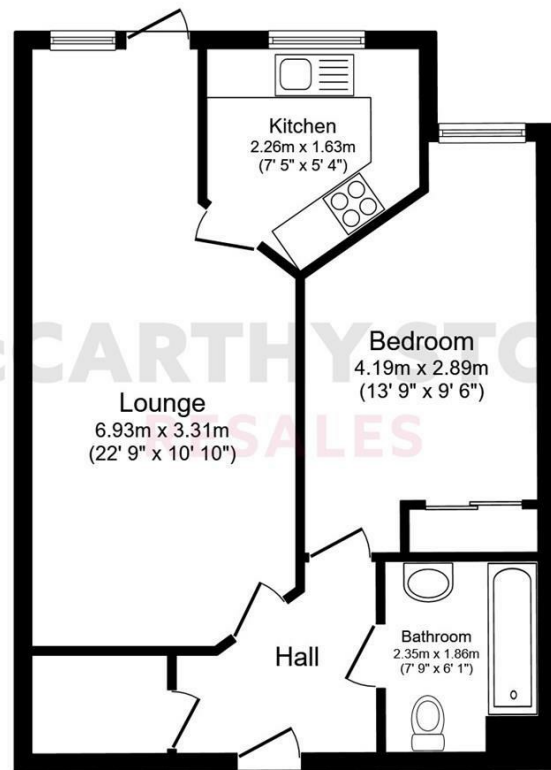


McCARTHY STONE RESALES

6 LAUDER COURT STANEACRE PARK, HAMILTON, ML3 7FY



Total floor area 52.1 sq.m. (561 sq.ft.) approx

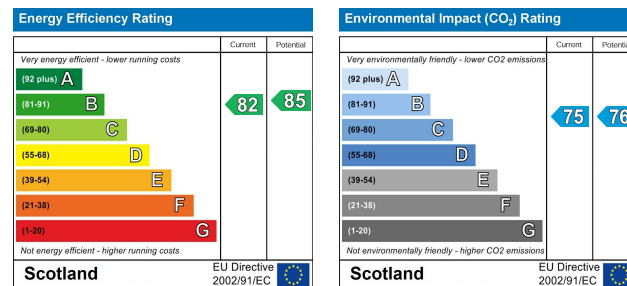
Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com



COUNCIL TAX BAND: D



Excellent one bedroom retirement apartment located on the upper ground floor level from the Stanacre Park entrance with easy access via the lift to all the communal facilities on offer

PRICE REDUCTION
OFFERS OVER £119,500 FREEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

McCARTHY STONE RESALES

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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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.



LAUDER COURT, STANEACRE PARK,

1 BED | OFFERS OVER £119,500

SUMMARY

Lauder Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 66 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom and hall. The development includes a beautiful Resident lounge where you can meet your neighbours at the weekly coffee morning and the used as the hub for regular social activities or you can just sit and relax with a newspaper or magazine. The landscaped gardens are well maintained with courtyard areas and seating to enjoy the sunshine. There is a laundry room and guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies subject to availability, please check with the House Manager. It is a condition of purchase that single occupants must meet the minimum age requirement of 60 years, in an event of a couple the second person must be over the age of 55 years.

LOCAL AREA

Lauder Court is situated in Hamilton one of the largest towns in Scotland, situated 12 miles to the south east of Glasgow. Lauder Court is ideally situated on the edge of the town centre close to all amenities and services. These include a vast selection of local and high street retailers, excellent transport links by road and rail, nearby health services and a choice of sporting facilities.

6 LAUDER COURT

Apartment 6 is located on Level 1 (Ground floor) opposite the Stanacre Park entrance with lift access to the communal facilities on offer including the Homeowners' Lounge, Laundry Room and the Guest Suite for visitors and family. The apartment comprises and entrance hall, living room, kitchen, bedroom and

shower room and electric storage and panel heating provided.

ENTRANCE HALL

Welcoming entrance hall with a walk-in storage cupboard/airing cupboard, illuminated light switches, smoke detector, apartment security door entry system with intercom, 24 hour emergency care line system with pull cord located in the hall and shower room. Doors lead to the bedroom, living room and shower room.

LIVING ROOM

Spacious living room with dining recess with access to patio. There are ample raised electric power sockets, TV and telephone points, two decorative ceiling lights and neutral fitted carpets throughout the living room, bedroom and hall. Partially double glazed doors lead onto a separate kitchen.

KITCHEN

Well appointed fully fitted kitchen with attractive flooring. Stainless steel sink with lever taps. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

BEDROOM

Good sized double bedroom with ample room for free standing furniture, built-in wardrobe. ceiling light and TV and phone point.

SHOWER ROOM

Fully tiled and fitted with suite comprising of a generous walk-in shower cubicle with sliding doors and handrail, WC, vanity unit with sink and mirror above. Emergency pull cord for peace of mind.

INCLUSIONS

Fitted carpets, floor coverings and integrated appliances.

SERVICE CHARGE

- Cleaning of communal and external windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- 1% Contingency fund upon including internal and external redecoration of communal areas
- Buildings insurance (Excludes Home Contents Insurance)

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, 24-hour emergency call system, heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,131.68 per annum (for financial year ending 31/08/2024)

PRIVATE PARKING (PERMIT SCHEME)

Parking is by allocated space subject to availability. The fee is currently £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

