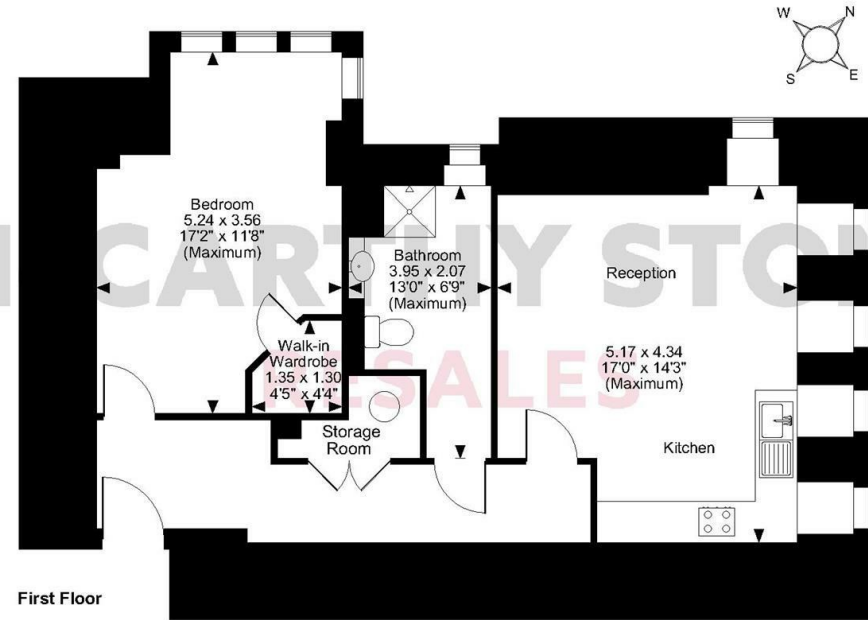


Williamson Court, Greaves Road, Lancaster
 Approximate Gross Internal Area
 610 Sq Ft/57 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

8 WILLIAMSON COURT
 142 GREAVES ROAD, LANCASTER, LA1 4AR



COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	78



A ONE BEDROOM first floor retirement apartment in a McCARTHY STONE development with an ON-SITE RESTURANT, CQC registered ESTATE MANAGER, CARE STAFF on-site 24 hours a day and is located on a BUS ROUTE and within HALF A MILE of Lancaster CITY CENTRE.

With Smooth Move, you'll get financial help towards estate agent and legal fees as well as free specialist removals.

FREE specialist removals
 £2,500 towards estate agent fees

PRICE REDUCTION

ASKING PRICE £125,000 LEASEHOLD

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

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

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.



142 GREAVES ROAD, LANCASTER

SUMMARY

Williamson Court was built by McCarthy & Stone purpose built for assisted living. The development consists of 54 one and two-bedroom retirement apartments for the over 70s. There is a Estate Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the Estate Manager for availability. Williamson Court is located in the North West, Lancaster is conveniently situated only a couple of miles from the coast nestled between Manchester and the Lake District. Set amidst spectacular scenery, the city offers easy access to the national road network and boasts strong rail links to the rest of the country. A farmer's market takes place every second Wednesday at Market Square and offers an array of local produce available for purchase. Lancaster's Norman Castle watches over the city and its sturdy walls enclose both a courthouse and a prison, the latter of which was closed in 2011. Other local heritage attractions are the Priory and Parish Church, both famed for their unique architecture. Take a trip to Morecambe Bay and watch waders march up the shore or spot seals lazing in the sea. In addition to its unique wildlife, the area also boasts spectacular seascape views. It is a condition of purchase that all residents must meet the age requirements of 70 years.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Electric radiator. Doors lead to the bedroom, living room and bathroom.

LOUNGE

The light and airy lounge has high ceilings as part of the original building, and features five full height sash windows. TV and

telephone points. Two ceiling lights. Laminate flooring, raised electric power sockets and two electric radiators.

KITCHEN

Fully fitted kitchen with laminate flooring. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting. Electric power sockets.

BEDROOM

The generously sized bedroom benefits from high ceilings, four full height sash windows and a walk-in wardrobe. Ceiling lights, electric radiator, emergency pull cord, raised electric power sockets, TV and phone point.

SHOWER ROOM

Fully tiled and fitted with a suite comprising of walk-in shower with grab rails, WC, vanity unit with sink and mirror above. Heated towel rail.

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- 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
- Contingency fund including internal and external redecoration of communal areas
- Buildings 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, your water rates, the 24-hour emergency call system, the 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 £8,984.81 per annum (for financial year end 30th June 2025)

1 BEDROOMS £125,000

CAR PARKING (PERMIT SCHEME) SUBJECT TO AVAILABILITY

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

LEASE INFORMATION

999 years from 2016
Ground rent: £435 per annum
Ground rent review: June 2031

ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

SMOOTH MOVE OFFER

Who knew moving could be so easy. For a limited time only McCarthy Stone are offering all purchasers of properties at Williamson Court financial help towards estate agent and legal fees, as well as free specialist removals. Our Smooth Move package includes:

- £2,500 towards estate agent fees
- Removal service
- £1,000 towards legal fees

Terms & conditions apply. Available on resale purchases at Williamson Court via McCarthy Stone Resales only. Estate Agent fees paid up to £2,500 incl. VAT. Solicitor's fees paid up to £1,000 incl. VAT. Recommended Agents and Solicitors must be used in order to qualify. Handyman service available in the first 30 days after moving. Removals and de-cluttering service available. Belongings are unpacked to a flat surface. Offer may be withdrawn at any time. Not available in conjunction with any other offer or promotion. Speak to your Property Consultant at Williamson Court for more details.

