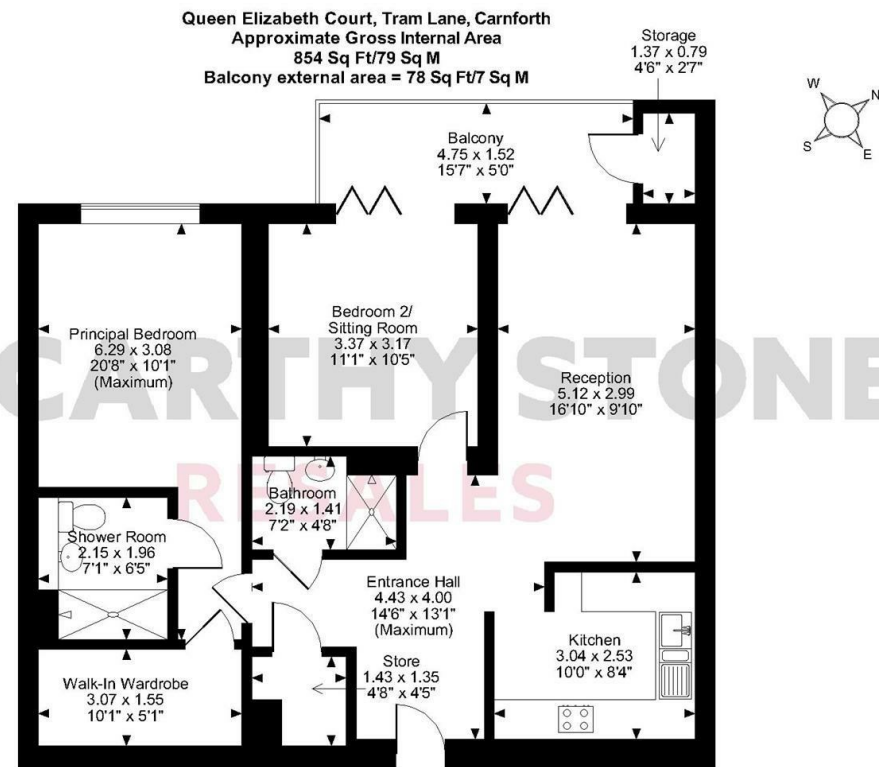


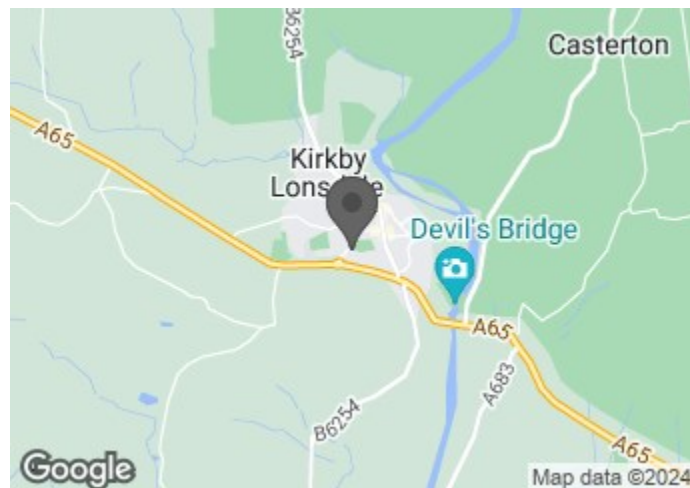
# McCARTHY STONE RESALES

## 35 QUEEN ELIZABETH COURT TRAM LANE, CARNFORTH, LA6 2FF



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8568480/PPP

**COUNCIL TAX BAND: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>75</b>	<b>75</b>



# 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.



\*JOIN US FOR COFFEE & CAKE – WEDNESDAY 17TH JULY – 10am – 4pm – BOOK YOUR PLACE TODAY!\*

A beautifully bright and spacious TWO BEDROOM retirement apartment situated on the third floor. This apartment benefits from a SPACIOUS WALK OUT BALCONY.

**PRICE REDUCTION**

**ASKING PRICE £275,000 LEASEHOLD**

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

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

# TRAM LANE, KIRKBY LONSDALE

# 2 BEDROOMS £275,000

## SUMMARY

Queen Elizabeth Court is a retirement living development purpose built by McCarthy Stone. The development consists of 36 one and two bed roomed apartments over four levels. The development is situated in the popular market town of Kirkby Lonsdale, conveniently located between the Lake District and Yorkshire Dales National Parks. It has excellent transport links, with bus stops close to the development and easy access to the national transport network via the A65/M6. Also located close to a variety of shops and amenities including Booth's supermarket, doctors' surgery, dentist, Boots the chemist and Post Office as well as an assortment of cafes, restaurants and hotels.

There is a House Manager on site and a twenty-four-hour emergency call system provided both in the apartment and the communal areas.

The development includes a spacious and comfortable Homeowner's Communal Lounge and landscaped gardens with patio areas. There is a guest suite for visitors who wish to stay (additional charges apply) and car parking for which a permit scheme applies (House Manager can give further details of availability and additional charges).

It is a condition of the purchase that all residents must meet the minimum age requirement of 60 years.

## THE APARTMENT

The spacious two-bedroomed apartment is bright, modern and open-plan. It has a fully fitted kitchen, ensuite bathroom to the master bedroom as well as separate guest bathroom. The property benefits from underfloor electric central heating. There is lift access to its location on the third floor where the apartment takes full advantage of the splendid views from the walk out balcony.

\*Curtains and some furniture available to purchase separately\*

## ENTRANCE HALL

Front door with spy hole leads into the entrance hallway with main front door security entry system and intercom and the 24-hour Tunstall emergency response pull cord unit. Illuminated light switches and smoke detector. Amtico flooring.

## UTILITY CUPBOARD

Walk-in utility/storage cupboard with Gledhill water heating unit, electricity meters and Vent-Axia Unit. Amtico flooring.

## LOUNGE

The living room has ample space for dining furniture. Full height double glazed bi-folding doors lead out onto a spacious balcony which looks out over the communal gardens and fields beyond. TV and telephone points. Two ceiling lights and raised electric power sockets. Access to the open plan kitchen. Amtico flooring. The balcony has the benefit of a large built in storage cupboard to one end.

## KITCHEN

Fully fitted kitchen with Amtico flooring. Stainless steel sink unit with mono block lever tap. Built in Neff oven and ceramic hob with extractor hood and fully fitted integrated fridge freezer and washing machine. Under pelmet lighting. Electronically controlled roof light ventilation. Spot lighting to ceiling.

## BEDROOM ONE

A spacious bedroom with views over the gardens and benefiting from a large walk-in wardrobe with plenty of hanging and storage space. Ceiling lights, TV and telephone point.

## EN-SUITE BATHROOM

With tiling to walls and floor. Large walk-in shower, WC and vanity unit with wash hand basin and illuminated mirror above. Emergency pull cord.

## BEDROOM TWO

Spacious second bedroom that also lends itself to being used as a separate dining room, hobby room or study. Ceiling lights, TV and telephone point. Amtico flooring.

## SHOWER ROOM

Complimented by tiling to walls and floors and fitted with suite comprising of shower cabinet, WC and wash-hand basin with illuminated mirror above. Emergency pull cord.

## SERVICE CHARGE

Cleaning of all external windows  
Water rates for communal areas and apartment  
Electricity charges for communal areas

24 hour emergency call system  
House Manager for 28 hours per week  
Garden maintenance  
Repairs and maintenance to the communal areas  
Contingency fund including internal and external redecoration of communal areas  
Buildings insurance

The service charge does not cover the apartment's electricity charges, Council Tax, broadband, TV and contents insurance.

To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge £4,367.16 per annum (for financial year end 30th Sept 2024)

## CAR PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

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

## LEASEHOLD INFORMATION

Lease Length: 125 years from 2014  
Ground rent: £495 per annum  
Ground rent review: Jan 2029  
Managed by: McCarthy and Stone Management Services  
It is a condition of purchase that all residents must meet the age requirements of 60 years.

## ADDITIONAL INFORMATION & SERVICES

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

