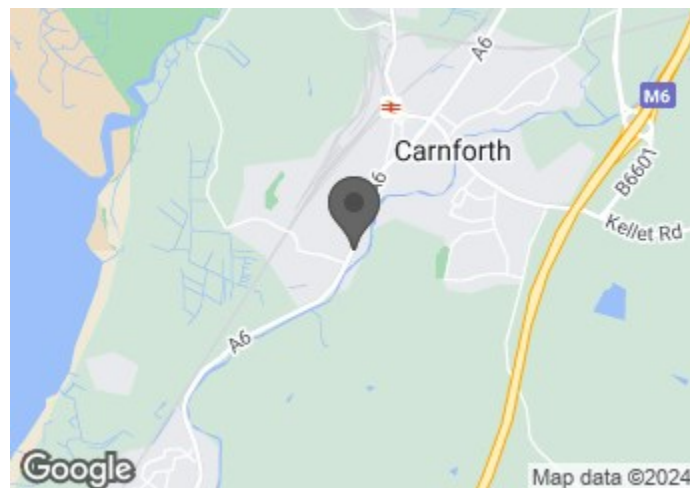


# McCARTHY STONE RESALES

## 19 KEERFORD VIEW LANCASTER ROAD, CARNFORTH, LA5 9EE



**COUNCIL TAX BAND: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>89</b>	<b>89</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			



# McCARTHY STONE RESALES

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This well presented TWO BEDROOM FIRST FLOOR APARTMENT with JULIET BALCONY in a McCARTHY STONE RETIREMENT LIVING DEVELOPMENT FOR THE OVER 60'S - just half a mile from CARNFORTH CENTRE amenities, with a BUS STOP directly outside the development and adjacent to Carnforth Cricket club.

**\*\*100% OWNERSHIP AND SHARED OWNERSHIP 70%/30% OPTIONS AVAILABLE\*\*\***

**PRICE REDUCTION**

**ASKING PRICE £200,000 LEASEHOLD**

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

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# LANCASTER ROAD, CARNFORTH

# 2 BEDROOMS £200,000

## KEERFORD VIEW

Keerford View was built by McCarthy & Stone and has been designed and constructed for modern retirement living for the over 60's. The apartment boast Sky/Sky+ connection points in lounge, walk-in wardrobe to the main bedroom and security door entry systems. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

## LOCAL AREA

Located at the northeast end of Morecambe Bay, Carnforth has many attractions, such as Leighton Hall, Carnforth Bookshop with more than 100,000 second-hand and antiquarian books and Carnforth railway station. Another must-see attraction is the Nether Kellett Farmers Market - held on the second Sunday of every month at the Village Hall. Our Retirement Living development boasts a central location, backing onto the beautiful Carnforth Cricket Club. Less than half a mile of all of the town's main amenities, including a Tesco supermarket just 800m away and a Booths and Aldi within a mile. A bus stop is also located directly outside the development.

## ENTRANCE HALL

Front door with spy hole and letterbox leads to the large entrance hall; the 24-hour Tunstall emergency response system, illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord are all located in the hall. From the hallway there is a door to a utility room/walk-in storage cupboard with plumbing for a washer/dryer. Further doors lead to the lounge, bedrooms and shower room.

## 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.

## 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.

## 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.

## 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.

Annual service charge £4,158.72 for financial year ending 30th June 2024.

## ALLOCATED CAR PARKING SPACE

Parking is by allocated space for this property.

## LEASEHOLD INFORMATION

Lease Length: 999 years from 1st June 2017

Ground rent: £425 per annum

Ground rent review: 1st June 2032

Managed by: McCarthy and Stone Resale

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

## SHARED OWNERSHIP INFORMATION

70%/30% shared ownership is available with a potential to staircase subject to eligibility. Rent Monthly- £309.70

## ADDITIONAL INFORMATION & SERVICES

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

