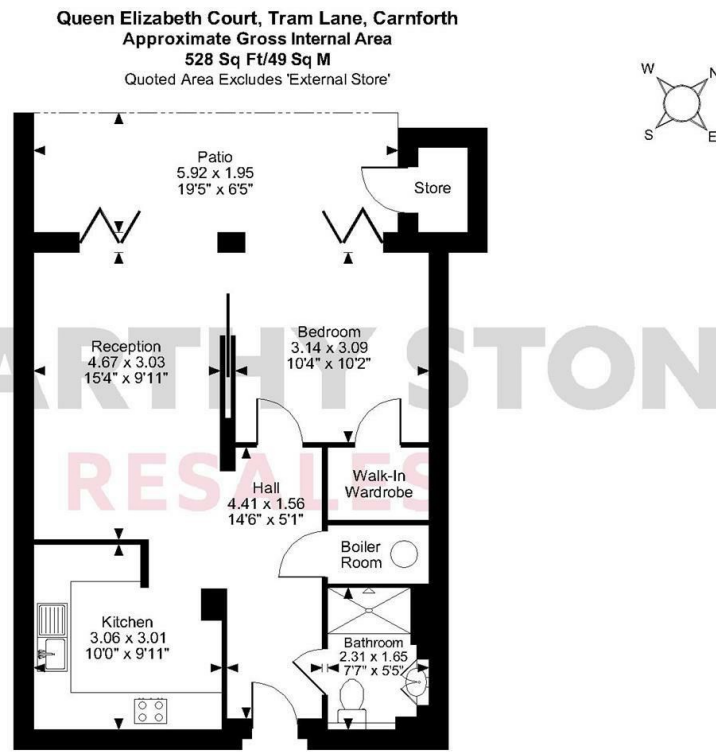


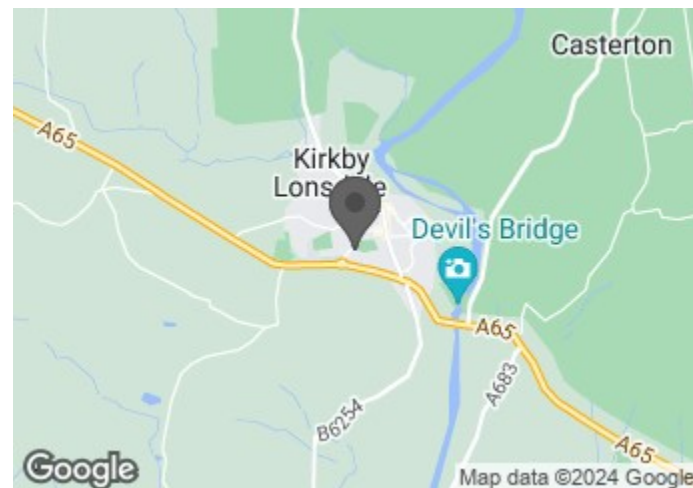
McCARTHY STONE RESALES

3 QUEEN ELIZABETH COURT TRAM LANE, CARNFORTH, LA6 2FF



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The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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A beautifully bright and spacious ONE BEDROOM retirement apartment situated on the ground floor. This apartment benefits from access to a SPACIOUS PATIO.

PRICE REDUCTION

ASKING PRICE £171,500 LEASEHOLD

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

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

TRAM LANE, KIRKBY LONSDALE,

1 BEDROOMS £171,500

SUMMARY

Queen Elizabeth Court was built by McCarthy & Stone and is purpose built for retirement living. The development consists of 36 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.

The apartment features a fully fitted kitchen, bedroom with walk in wardrobe, separate shower room and direct access to a patio. 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 House Manager for availability.

Queen Elizabeth Court is situated in Kirkby Lonsdale a historic market town between the Lake District National Park and the Yorkshire Dales National Park. Queen Elizabeth Court couldn't be better located for shops and amenities, with a Booths supermarket on hand and Post Office, medical facilities, shops, cafes and restaurants all located within a short distance of the development. Queen Elizabeth Court is located close to the heart of Kirkby Lonsdale, on Tram Lane, and has excellent access to local transport links via bus stops close to the development, and the wider national transport network via the A65. It is a condition of purchase that all residents must meet the age requirements of 60 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. Doors lead to the bedroom and bathroom with open access to the lounge and kitchen.

LOUNGE

Feature patio doors providing access to part covered patio area. TV and telephone points. Two ceiling lights. raised electric power sockets. and Amtico flooring,

KITCHEN

Fully fitted kitchen with Amtico 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.

BEDROOM

Benefiting from a walk-in wardrobe. Ceiling lights, TV and phone point. Glazed doors providing access to the patio. Additional pocket sliding door between the bedroom and lounge.

SHOWER ROOM

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

SERVICE CHARGE

- House Manager
- Cleaning of communal windows and external apartment 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

Service charge £2,911.44 per annum (for financial year end 30th Sept 2024) The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

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 £250 per annum. Permits are available on a first come, first served basis.

LEASEHOLD INFORMATION

Lease Length: 125 years from 2014

Ground rent: £425 per annum

Ground rent review: Jan 2029

Managed by: Your McCarthy Stone

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

