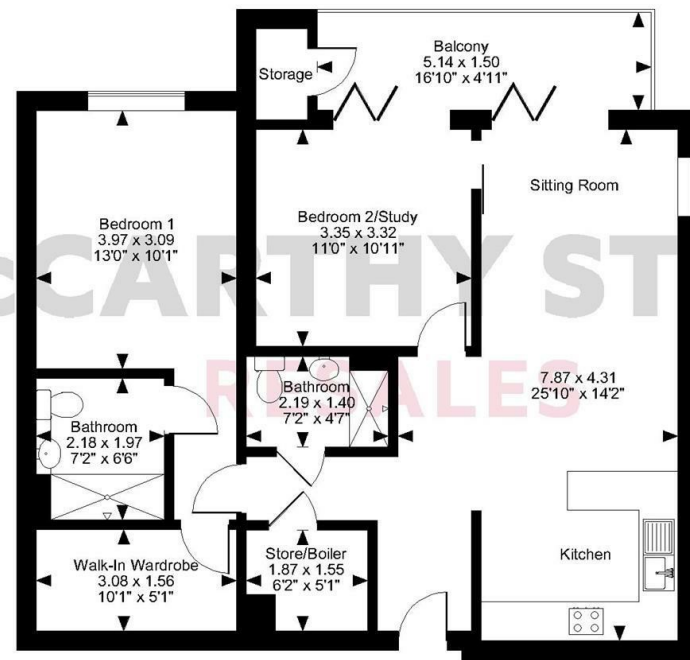


Queen Elizabeth Court, Tram Lane, Carnforth  
 Approximate Gross Internal Area  
 850 Sq Ft/79 Sq M  
 Balcony external area = 83 Sq Ft/8 Sq M



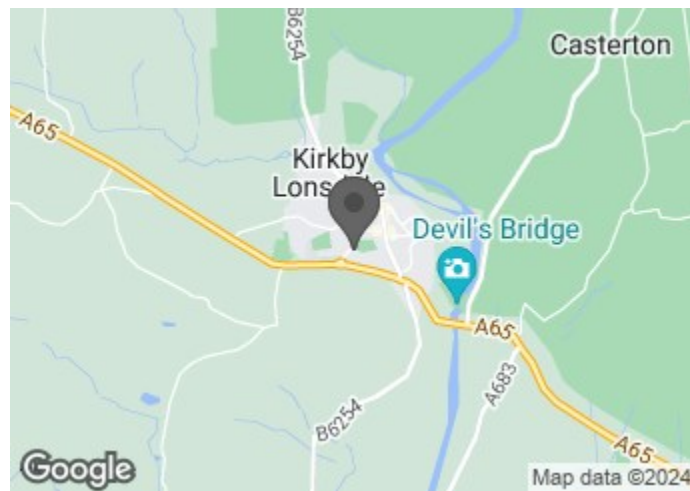
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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# McCARTHY STONE RESALES

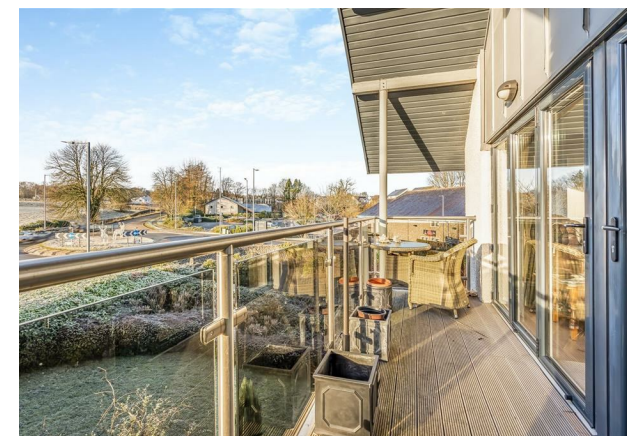
## 32 QUEEN ELIZABETH COURT TRAM LANE, KIRKBY LONSDALE, LA6 2FF



**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>		<b>81</b>	<b>81</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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A beautifully bright and spacious two bedroom retirement apartment situated on the third floor (TOP FLOOR). This apartment benefits from a SPACIOUS WALK OUT BALCONY with a SOUTH WESTERLY ASPECT.

**PRICE REDUCTION**

**ASKING PRICE £290,000 LEASEHOLD**

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

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

# 32 QUEEN ELIZABETH COURT, TRAM

# 2 BEDROOMS £290,000

## SUMMARY

Queen Elizabeth Court is a retirement living development purpose built by McCarthy Stone. The development consists of 36 one and two bedroomed 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 south westerly facing walk out balcony.

## 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

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

## LOUNGE

A beautifully decorated living room with 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, integrated dishwasher and washer machine. Under pelmet lighting. 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

With complimentary 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  
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)

## LEASE INFORMATION

125 years from 2014  
Ground rent: £495 per annum  
Ground rent review: Jan-29

## ADDITIONAL INFORMATION & SERVICES

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

## CAR PARKING

Car parking spaces can be rented on a permit basis for £250 per year, subject to availability.

