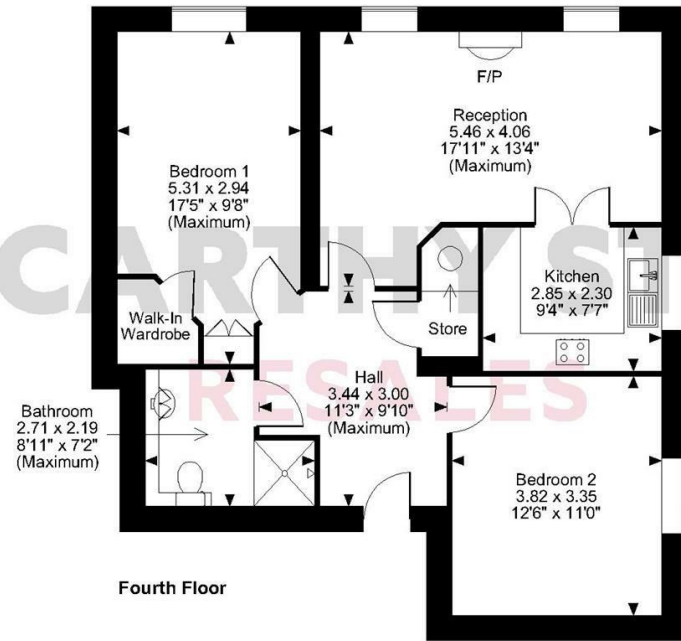
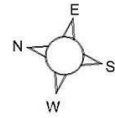


Williamson Court, Greaves Road, Lancaster  
Approximate Gross Internal Area  
762 Sq Ft/71 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(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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## McCARTHY STONE RESALES

### 54 WILLIAMSON COURT 142 GREAVES ROAD, LANCASTER, LA1 4AR



\*JOIN US FOR COFFEE & CAKE - FRIDAY 23RD AUGUST 2024- FROM 10AM-4PM - BOOK YOUR PLACE TODAY!\*

This stunning light corner TWO BEDROOM apartment is situated on the FOURTH FLOOR of Williamson Court, a McCarthy Stone retirement development. The property benefits from being ENERGY EFFICIENT and REDECORATED AND RECARPETED throughout.

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

## ASKING PRICE £150,000 LEASEHOLD

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

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



# 142 GREAVES ROAD, LANCASTER

## 2 BED | £150,000

### 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. Doors lead to the bedrooms, living room and bathroom.

### LOUNGE

Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

### KITCHEN

Fully fitted kitchen with tiled floor. 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 ONE

Benefiting from a walk-in wardrobe. Ceiling lights, TV and phone point.

### BEDROOM TWO

Spacious second bedroom. Ceiling lights, TV and phone point.

### WET ROOM

Fully tiled and fitted with suite comprising of wet room with over head shower. WC, vanity unit with sink and mirror above.

### SERVICE CHARGE

- Estate Manager
- CQC registered care staff on-site 24-hours a day
- One hour of domestic support per week is included in the service charge
- Running of the on-site restaurant
- Cleaning of all communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment window Cleaning (outside only)
- 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
- Intruder alarm system

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £11,739.12 per annum (for financial year end 30th June 2024)

### 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 Estate Manager on site for availability.

### GROUND RENT

Lease length 999 year from 2016

Ground rent: £510 per annum

Ground rent review: June 2031

### 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.

### ADDITIONAL INFORMATION & SERVICES

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

