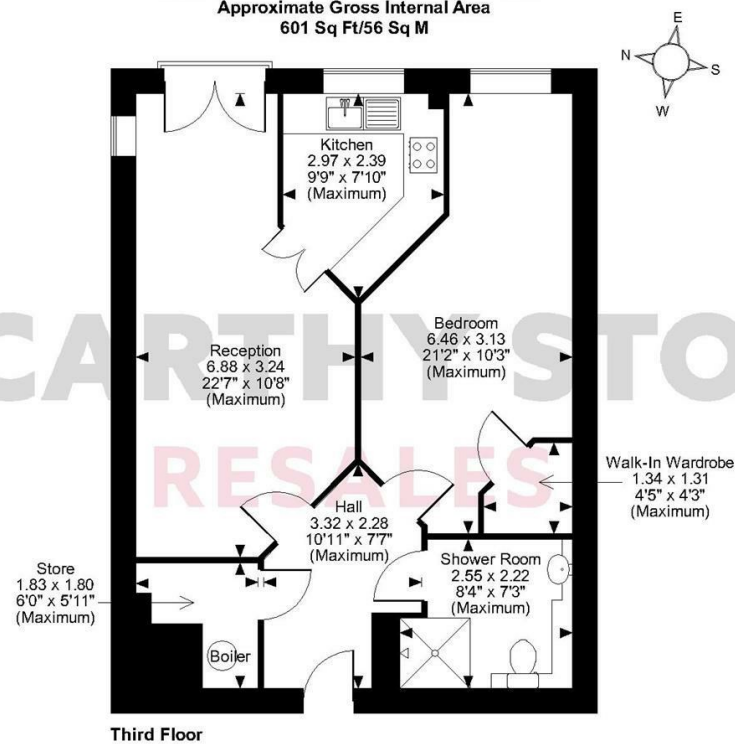


Williamson Court, Greaves Road, Lancaster
Approximate Gross Internal Area
601 Sq Ft/56 Sq M



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

46 WILLIAMSON COURT
142 GREAVES ROAD, LANCASTER, LA1 4AR



COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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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JOIN US FOR COFFEE & CAKE - FRIDAY 23RD AUGUST 2024- FROM 10AM-4PM - BOOK YOUR PLACE TODAY!

Located at 142 Greaves Road in Lancaster, this charming third floor retirement apartment is perfect for those over 70 looking for a peaceful and convenient living space. The property features 1 reception room, 1 bedroom, and 1 bathroom, ideal for a comfortable lifestyle. Residents can enjoy the communal lounge and restaurant within the Williamson Court, adding a touch of community and convenience to everyday living.

ASKING PRICE £135,000 LEASEHOLD

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

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

142 GREAVES ROAD, LANCASTER

1 BED | £135,000

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.

This apartment features a fully fitted kitchen, large lounge / dining area with Juliet balcony, double bedroom with walk in wardrobe and separate shower room.

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 bedroom, living room and bathroom.

LOUNGE

Feature window and Juliet balcony, 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

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

SHOWER ROOM

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

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.

Service charge £8,719.47 per annum (for financial year end 30/06/2024)

CAR PARKING 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 House Manager on site for availability.

ADDITIONAL INFORMATION & SERVICES

- Super fast broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

LEASEHOLD INFORMATION

Lease length: 999 year from 2016

Ground rent: £435 per annum

Ground rent review: Jun - 31

