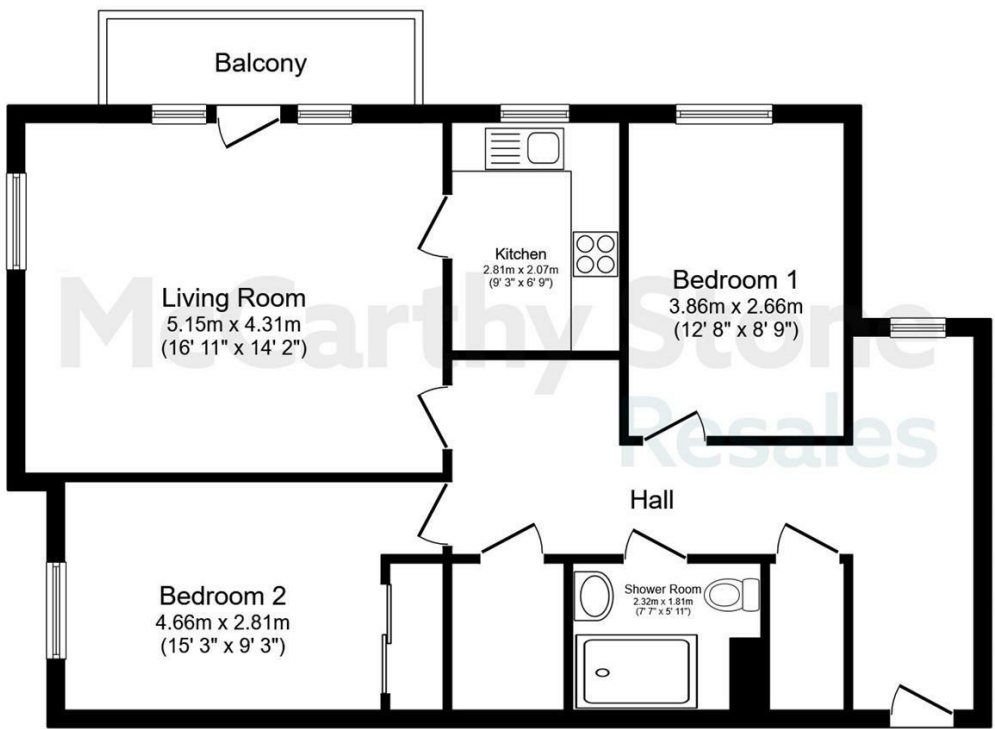


9 Lauder Court

16 Staneacre Park, Hamilton, ML3 7FY



Council Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	

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Offers over £180,000 Freehold

Spacious dual aspect two bedroom apartment with a generous balcony and views overlooking Hamilton Lawn Tennis Courts. The apartment benefits direct access via steps from the car park entrance.

Call us on 0345 556 4104 to find out more

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# Lauder Court, Staneacre Park, Hamilton

## Summary

Lauder Court was purpose built by McCarthy & Stone for retirement living. The development consists of 64 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 shower room and hall. The development includes a beautiful residents' lounge where you can meet your neighbours at the weekly coffee morning and the lounge is used as the hub for regular social activities or you can just sit and relax with a newspaper or magazine. The landscaped gardens are well maintained with courtyard areas with seating to enjoy the sunshine. There is a laundry room and guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies subject to availability, please check with the House Manager.

It is a condition of purchase that single occupants must meet the minimum age requirement of 60 years, in an event of a couple the second person must be over the age of 55 years.

## Local Area

Lauder Court is situated in Hamilton one of the largest towns in Scotland, situated 12 miles to the south east of Glasgow. Lauder Court is ideally situated on the edge of the town centre close to all amenities and services. These include a vast selection of local and high street retailers, excellent transport links by road and rail, nearby health services and a choice of sporting facilities.

## 9 Lauder Court

Apartment 9 benefits direct access to the apartment via steps from the car park entrance. This two bed apartment is located on Level one with a balcony and generous accommodation. The apartment comprises of a hallway, living room, kitchen, 2 double bedrooms and shower room.



## Entrance Hall

Welcoming entrance hall with a good sized walk-in storage/airing cupboard and a further storage cupboard. There is a 24 hour emergency Care-line system with pull cord for peace of mind and pendants are provided. There are handy illuminated light switches, a smoke detector, apartment security door entry system with intercom. Doors lead to the bedrooms, living room and shower room.

## Living Room

Superb bright and spacious living room with dual aspect and benefits direct access to a generous balcony which overlooks Hamilton Lawn Tennis Club where you can enjoy watching the matches. There is plenty space to accommodate a dining table and chairs. There are light fittings, ample electric sockets, TV an phone points.

## Kitchen

Fully fitted kitchen with linoleum wood effect flooring and fitted roller blind. Stainless steel sink with lever taps. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and space to fit a washer/dryer if you wish. Under pelmet lighting.

## Bedroom One

Double bedroom . There are ample raised electric sockets, TV and phone point.

## Bedroom Two

Good sized double bedroom with built in mirror wardrobe, ceiling lights, ample raised electric sockets, TV and phone point.

## Shower Room

Fully tiled and fitted with suite comprising of a generous shower enclosure with sliding doors, WC, vanity unit with sink and storage below and mirror storage cabinet above. Emergency pull cord for peace of mind.



# 2 Bed | Offers over £180,000

## Additional Notes

- Inclusions: Carpets, curtains, blinds, integrated appliances.
- Available now: Part Fibre to the Cabinet Broadband & Copper Broadband.
  - Full fibre broadband estimated between now and December 2026 as advised by Openreach
  - Mains water and electricity
  - Electric night storage heating and wall mounted panel heaters
  - Mains drainage

## Service Charge

- Cleaning of communal and external windows
- 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, 24-hour emergency call system, 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.

Current annual charge (Aug 2025) £3373.05

## Private Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is currently £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

