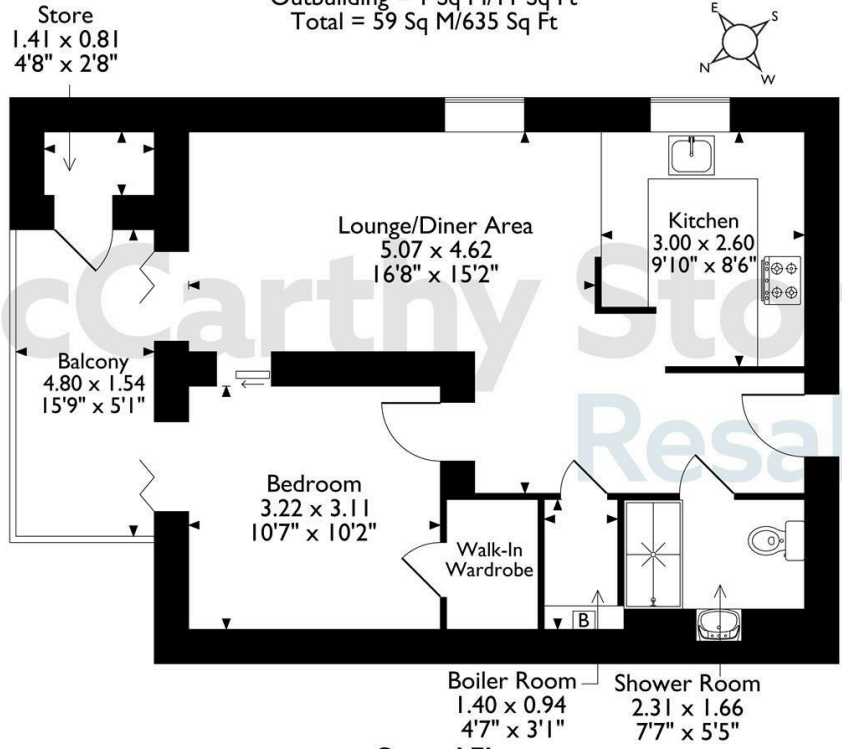


Queen Elizabeth Court, Apartment 21, Tram Lane, Carnforth  
Approximate Gross Internal Area  
Main House = 58 Sq M/624 Sq Ft  
Outbuilding = 1 Sq M/11 Sq Ft  
Total = 59 Sq M/635 Sq Ft



Second Floor

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                                   | 82                      | 84        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 21 Queen Elizabeth Court

Tram Lane, Carnforth, LA6 2FF



Asking price £225,000 Leasehold

A DUAL ASPECT, one bedroom, McCARTHY STONE Retirement Living apartment, situated on the SECOND FLOOR with BIFOLD DOORS to a BALCONY from the lounge and bedroom that stretches along the apartment with an open plan kitchen to living room.

Call us on 0345 556 4104 to find out more.

# Queen Elizabeth Court, Tram Lane, Kirkby Lonsdale, Carnforth

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## Summary

Queen Elizabeth Court was built by McCarthy & Stone 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 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 his 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.

## Entrance Hall

Front door with spy hole leads to the large entrance hall. From the hallway there is a door to an airing cupboard and leads through to the lounge, shower room and kitchen. Illuminated light switches, smoke detector, apartment security door entry system with intercom and 24-hour Tunstall emergency pull cord are located in the hall.

## Lounge

Dual aspect room with bi-fold doors which open up on to a good-sized balcony with a pleasant outlook and space for table and chairs and a useful storage cupboard. TV and telephone points, two ceiling lights, raised electric power sockets and a sliding door to the bedroom.

## Open Plan Kitchen

Fully fitted kitchen open plan to the living room with cream high gloss units and wood effect worktop with, stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood over and fitted integrated fridge, freezer, washer/dryer and under pelmet lighting.

## Bedroom One

Benefitting from a walk-in wardrobe and a bi-fold door out to walk out balcony. Ceiling light, TV and phone point. Sliding door to lounge.

# 1 bed | £225,000

## Shower Room

Fully tiled and fitted with suite comprising of level access shower, WC, vanity unit with sink and mirror above and a wall mounted radiator.

## 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

The annual service charge for this property is £3,366.77 for the financial year ending 30/09/2026. 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 usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis.

## Leasehold Information

Lease Length: 125 years from Jan 2014  
Ground rent: £425 per annum  
Ground rent review: Jan 2029  
It is a condition of purchase that all residents must meet the age requirements of 60 years.

