



Tram Lane

£225,000

20 Queen Elizabeth Court, Tram Lane, Kirkby Lonsdale, Carnforth, LA6 2FF

This well-presented first floor retirement apartment is pleasantly located within the market town of Kirkby Lonsdale. Forming part of a development by McCarthy & Stone and exclusive for those aged 60 years and over. Being within easy reach of all the local amenities including public transport services, Booths supermarket, shops, bank, Boots the chemist, post office, church, cafes and restaurants.

The well-proportioned accommodation provides secure open plan living arrangements and comprises of an entrance hall with storage cupboard, sitting/dining room, fitted kitchen, double bedroom with walk in wardrobe and shower room, lovely balcony and handy store. Benefiting from 24-hour emergency call assistance through pull cord system, telephone entry system, underfloor heating and double glazing throughout.

Quick Overview

- One Bedroom Modern Apartment
- Exclusively For 60 Years Plus
- Walking Distance to Local Shops
- Large Balcony With Stunning Views
- Tastefully Decorated Throughout
- Located in the Centre of the Thriving Town of Kirkby Lonsdale
- Allocated Parking Available
- Communal Areas
- 24-hour Emergency Call System and Camera
- Door Entry System
- Superfast Broadband Available



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Superfast
Broadband*



Allocated
Parking

Property Reference: KL3567



Living/Dining Room



Living/Dining Room



Kitchen



Kitchen

Property Overview

Enter the main door into the communal entrance hall and take the lift to the second floor, making your way to number 20. Stepping inside, the tasteful feel to this home is immediately apparent with light and bright, modern living spaces and hardwood floor leading the way. A handy storage cupboard to the left provides ample space for storing coats and shoes.

Firstly, you are welcomed into the open plan living/dining room, filled with light from the sliding balcony doors offering views to the fells beyond, providing a generous space for hosting visitors. There is also a sliding door opening into the bedroom.

The kitchen is a modern, well fitted space with wall and base units, complementary worktops and upstand, and a stainless steel sink with drainer. Integrated appliances include a Neff oven, four ring hob with extractor over and a fridge/freezer.

The hardwood floor continues into the bedroom, with ample space for a double bed and additional furniture, along with a walk in dressing room with wardrobe space and sliding door onto the balcony, making the most of the views to the fells beyond. Finally, the bathroom presents an attractive three piece suite with a walk in shower, vanity sink unit, W.C. and a heated ladder towel radiator with part tiled walls and flooring to finish.

Accommodation with approximate dimensions:

Kitchen/Living/Dining Room 26' 8" x 15' 3" (8.13m x 4.65m)

Bedroom 11' 4" x 10' 3" (3.45m x 3.12m)

Parking

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.

Services

Mains electricity, water and drainage. Electric Central Heating.

Council Tax

Westmorland and Furness Council. Band B.

Tenure

Leasehold from 2014 for 125 years. The ground rent payment is £425.00 per annum with the next ground rent review taking place in 2029. Any further information can be obtained from McCarthy and Stone Management Services.

We understand the current service charge is approx. £3147.71 per year which includes:

- Cleaning of all external windows
- Water rates for communal areas and apartment
- 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

Conditions applying to ownership

It is a condition of purchase that all residents must meet the age requirements of 60 years.

What3Words Location & Directions

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From the Market Square proceed up New Road turning left at Booths, take the second left onto Tram Lane and the development is on the right hand side.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom



Bedroom



Bathroom

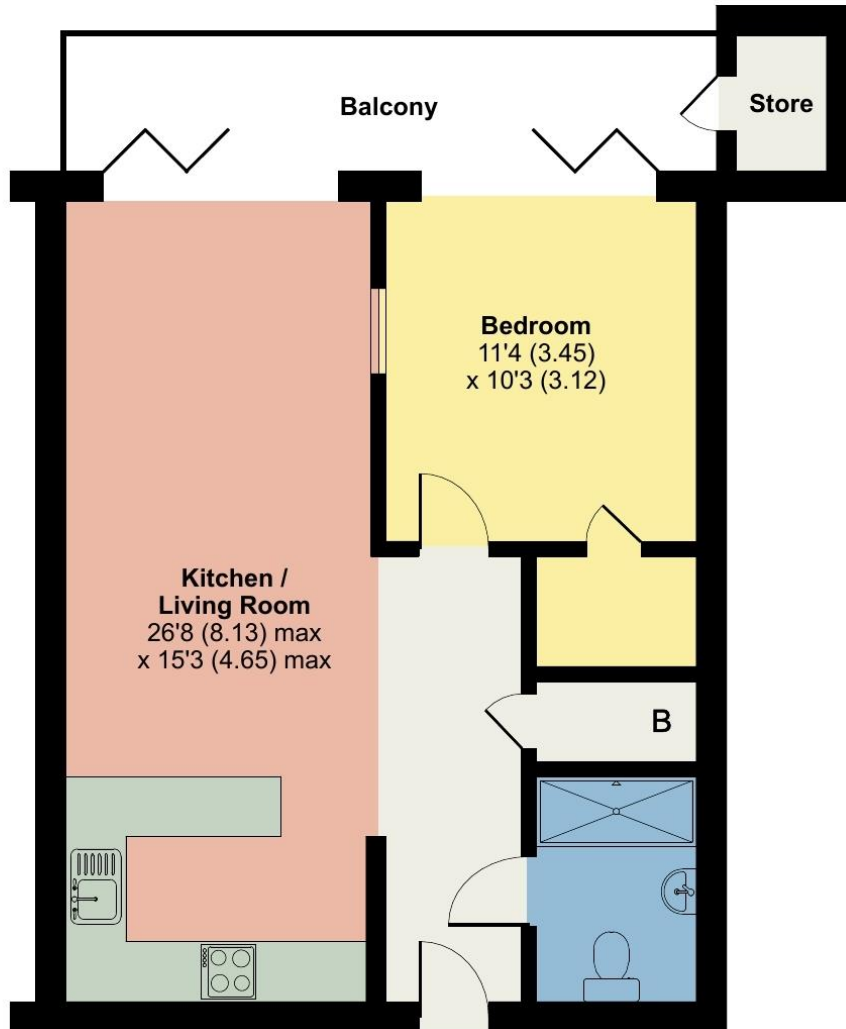


Balcony

Tram Lane, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 560 sq ft / 52 sq m (excludes store)

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1192285

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