



## Kirkby Lonsdale

£300,000

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

This well-presented second 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.

### Quick Overview

- Two Bedroom Modern Apartment
- Exclusively For 60 Years Plus
- Walking Distance to Local Shops
- Large Balcony With Far Reaching 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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TBC



Superfast  
Broadband



Parking  
Available

Property Reference: KL3590



Kitchen



Living/Dining Room



Living/Dining Room



Shower Room

Queen Elizabeth Court boasts communal areas that include a lift, homeowners lounge and kitchen, a guest suite for overnight visitors, mobility scooter store and delightful landscaped gardens outside. From the communal entrance take the lift to the second floor and enter the apartment through a hard wood door. The entrance hall has a telephone entry system and a useful storage cupboard housing the boiler and electric meter. The open plan layout takes you straight to the living/dining room, with folding patio doors leading to the private balcony making this room very light. The kitchen comprises of a range of soft close wall, base and drawer units with complementary work surface incorporating a stainless steel double sink and drainer with a mixer tap. Integrated appliances include an integrated oven and ceramic hob with stainless steel cooker hood extractor, fridge freezer and washing machine.

The second double bedroom is located next to the living room with a partition wall between, also having sliding doors leading onto the patio making this room light and bright. Next door is the modern shower room which comprises; shower, pedestal sink with light up mirror above, W.C, heated ladder radiator and complementary tiled walls and flooring.

At the end of the hallway you will find the Master suite, a good size double bedroom with a window the rear aspect. This room benefits from a large walk-in dressing room and en-suite that consists of; walk-in-shower, vanity sink unit, W.C, heated ladder radiator and complementary tiled walls and flooring

#### Accommodation with approximate dimensions:

**Kitchen** 9' 11" x 8' 4" (3.02m x 2.54m)

**Living/Dining Room** 17' 3" x 10' 0" (5.26m x 3.05m)

**Utility** 5' 6" x 5' 2" (1.68m x 1.57m)

**Bedroom One** 13' 1" x 10' 1" (3.99m x 3.07m)

**Ensuite** 7' 1" x 6' 6" (2.16m x 1.98m)

**Shower Room** 7' 2" x 4' 6" (2.18m x 1.37m)

**Bedroom Two** 10' 3" x 8' 2" (3.12m x 2.49m)



### 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.

### 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. £393.47 pcm 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

### Council Tax

Westmorland and Furness Council. Band B.

### Services

Mains electricity, water and drainage. Electric Central Heating.

### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

### What3words

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### Viewings

Strictly by appointment with Hackney & Leigh.

### Conditions applying to ownership

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



Bedroom One



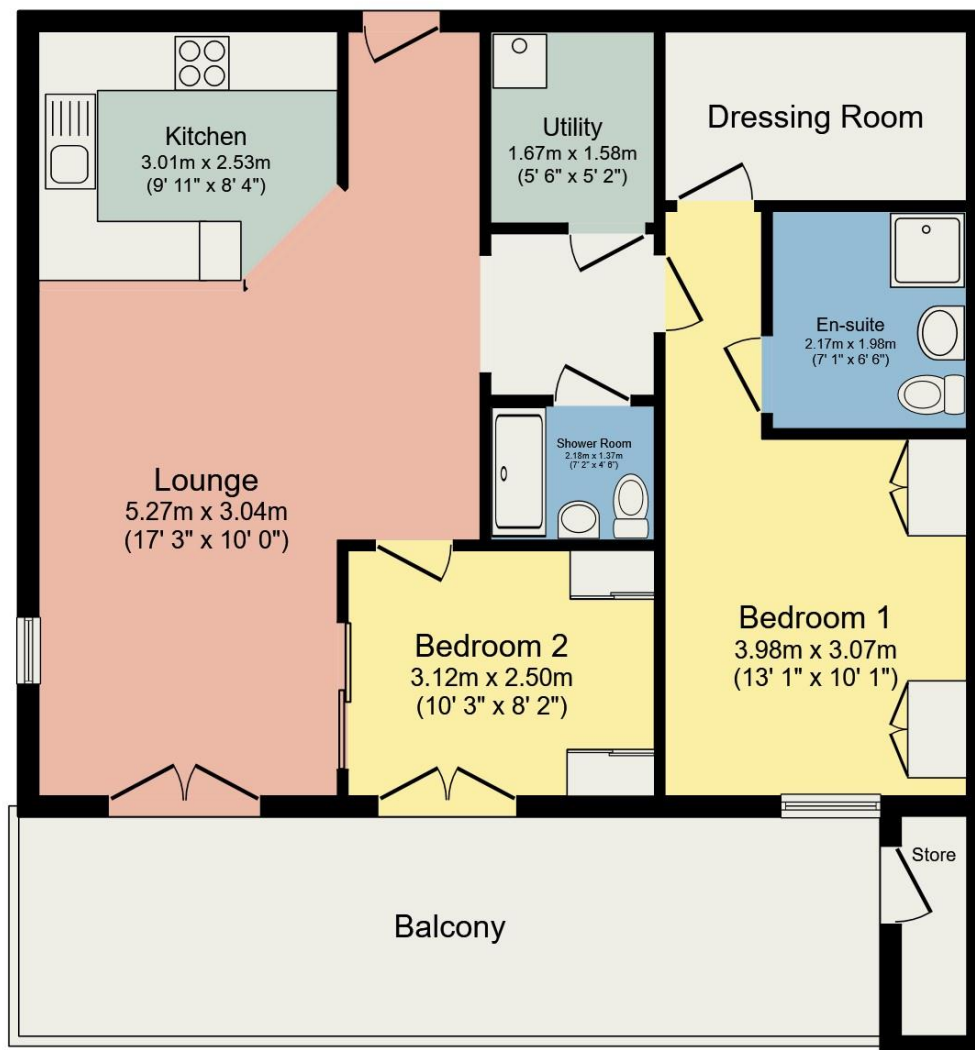
Dressing Room



Ensuite Wet Room



Bedroom Two



Queen Elizabeth Court, Tram Lane, Carnforth

**Total floor area 74.9 m<sup>2</sup> (807 sq.ft.) approx**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

**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).

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 10/01/2025.

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