



**FLAT 5, LAUDER COURT, HAMILTON, ML3 7FY**

**OFFERS OVER £119,995**

**ONE BEDROOM GROUND FLOOR FLAT—RETIREMENT COMPLEX**



# THE PROPERTY

1 | BEDROOM 1 | BATHROOM

1 | PUBLIC ROOM

## *Idyllic Ground Floor Flat Situated in a Popular Retirement Complex*

The property is on the ground floor of the five-storey section of the complex, accessible via a communal secure entry. There is a mechanical lift for accessing the upper floors.

The property itself consists of an entrance hall with a large walk-in storage cupboard and a 24-hour emergency care-line system with pull cord for peace of mind plus pendant(s), illuminated light switches, smoke detector, and apartment security door entry system with intercom. Doors lead off to the living room, bedroom and shower room. The living room is well-proportioned and with ample space for a dining table. French doors lead out to a small patio area set within the attractive garden grounds. The living room leads to a separate fully fitted kitchen with black worktop, wood-effect units, laminate flooring, integrated oven, ceramic hob with extractor hood, integrated fridge, freezer, washing machine and under-unit lighting. The spacious double bedroom has a built-in mirrored wardrobe and views out onto the gardens. The shower room is fully tiled and fitted with suite comprising of a generous walk-in shower cubicle with sliding doors and handrail, WC, and vanity unit with sink and mirror above. There is also an emergency pull cord for peace of mind.

Lauder Court was purpose built by McCarthy & Stone for retirement living. The development consists of 66 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.

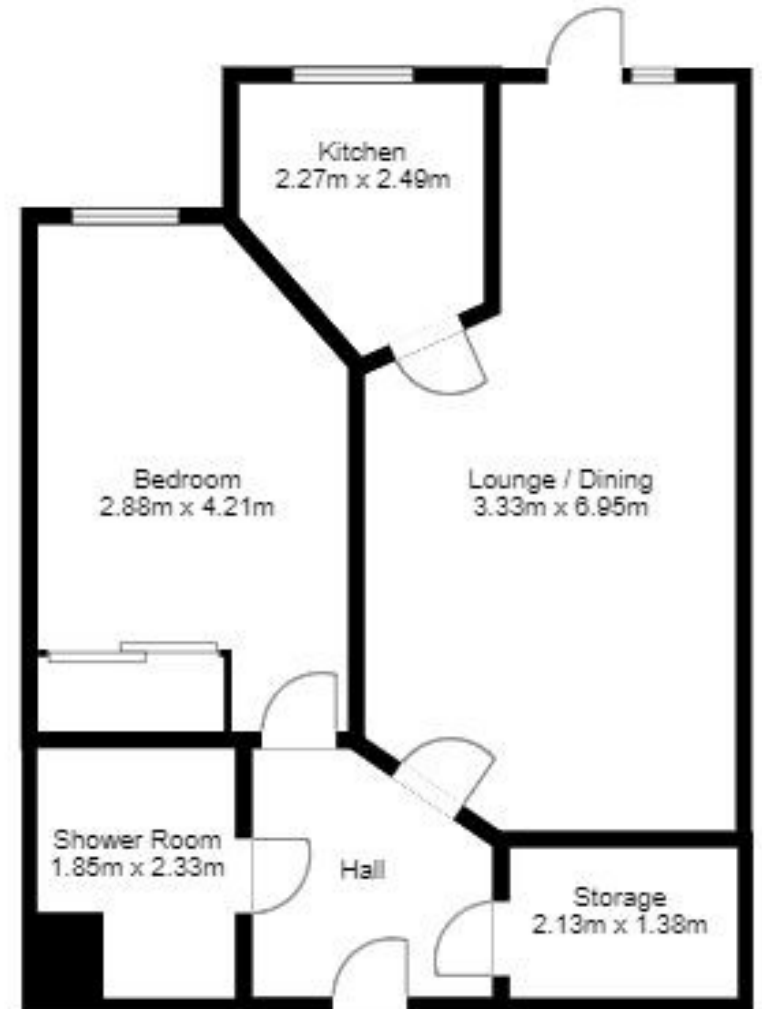
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## FLOOR PLANS





## THE FEATURES

- Peaceful Retirement Complex
- Situated in Prime Location
- Allocated Parking Space
- Beautiful Garden Area

## THE INCLUSIONS

- Carpets
- Curtains
- Blinds
- Integrated Appliances

## TRAVEL DIRECTIONS

**SAT NAV: Flat 5 Lauder Court, 16 Staneacre Park, Hamilton, ML3 7FY**

*Please call us on: 01357 520082 or email [property@gebbiewilson.co.uk](mailto:property@gebbiewilson.co.uk),  
if you would like further details or wish to view the property.*

*We can also provide you with a free non-obligatory marketing appraisal.*

Disclaimer: Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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