



## Carnforth

£150,000

Apartment 8 Keerford View, Lancaster Road, Carnforth, Lancashire, LA5 9EE

Located in a peaceful and friendly retirement community, this property offers the perfect balance of tranquility and community.

Upon entering the property, you will be greeted by a spacious living room, creating a warm and inviting space for relaxing and entertaining. The living room features patio doors that lead out to a private patio in the communal gardens, perfect for enjoying the beauty of nature or entertaining friends and family.

Don't miss out on the opportunity to make this beautiful property your home.

### Quick Overview

One Bedroom Apartment

Ground Floor

Beautiful Communal Gardens

Private Patio

Convenient Location with Amenities a Short

Distance Away

Camera System at Entry Doors

Retirement Apartment

Great Transportation Links

No Onward Chain

Ultrafast 1000Mbps\* Broadband Available\*



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Ultrafast  
Broadband



Visitor parking  
available

Property Reference: C2285



Living Room



Living Room



Kitchen



Shower Room

Keerford View has been designed for comfortable retirement living for anyone over the age of 60 years. Built and constructed by McCarthy and Stone, they have created modern apartments to meet each individual need, with walk in wardrobe to the main bedroom, Sky/Sky+ connection points in the lounge. There is a 24hr emergency call and security door system plus a manager on site during work hours to make you feel safe at home and to assist with any requirements. The service charge covers all external maintenance from gardening and landscaping, external window cleaning, building insurance and security system. As well as the energy costs for communal homeowners lounge and other communal areas all covered so no need to worry about any maintenance cost. The Homeowners Lounge is free to be enjoyed by all who lives within the complex and their family and friends offering a lovely environment to socialise. There is also the Guest Suite for any loved ones who have travelled from afar (approx £25 per night -subject to availability).

**Location** Located at the northeast end of Morecambe Bay, Carnforth offers much to its residents such as the Leighton Hall, Carnforth Bookshop with over 100,000 second-hand antiquarian books, Carnforth railway station and Nether Kellets Farmers Market is a must see attraction, held on the second Sunday of every month at the Village Hall. All of these only being short distance away from the development, boasting perfect central location. Other amenities such as Tesco supermarket stands just 800m, plus Aldi and Booths within a mile. You can also find a bus stop directly outside the development if required.

**Property Overview** Enter through the main building via key fob into the communal foyer and following the corridor to number 8.

Upon entering the apartment, you will find a welcoming entrance hallway, perfect for greeting guests or storing outdoor gear. Adjacent to the entrance hallway is a spacious utility room, providing ample storage space for all your everyday essentials. The entrance hall which includes a 24-hour Tunstall emergency response system, illuminated light switches, smoke detector, a apartment security door entry system with intercom and emergency pull cord are all located in the hall. Open through to the apartment which benefits from underfloor heating. The entrance hallway has a 24-hour Tunstall emergency response system, useful walk in storage cupboard / utility room also houses the Vent-Axia clean air system, and Gledhill Pulsa Coil water heating.

The apartment boasts a large open dining and living room, creating a warm and inviting space for entertaining friends and family. The living room also features patio doors that lead out to a private patio in the communal gardens, perfect for relaxing on warm summer days.

The kitchen is modern and well-equipped, featuring all the necessary appliances to make cooking a breeze. The attractive kitchen is fitted with a range of wall and base units with complementary surfaces, Blanc stainless steel sink and drainer. Bosch appliances consisting of a 4 ring electric hob with extractor over, electric oven and integrated fridge freezer.

The bedroom is generously sized and features a walk-in wardrobe, providing ample storage space for your belongings.

The modern shower room completes this stunning retirement apartment, providing a comfortable and convenient space for your everyday needs.

Located in a peaceful and friendly retirement community, this apartment offers the perfect balance of tranquility and community. Don't miss out on the opportunity to make this beautiful apartment your home.

**Outside** There are communal grounds for the homeowners to enjoy including well tended lawns, planted shrubs, flowers and trees, places to sit out on a summers day e.g. to watch the cricket or just to relax.

Apartment 8 being located to the ground floor has the added benefit of its own private patio to sit and enjoy a morning coffee or something cool in the evening.

**Parking** There are visitors parking spaces available, we understand resident parking may be available to rent or buy.

**Directions** From the Hackney & Leigh Carnforth Office, turn right and proceed north on Market Street. Turn right at the traffic lights onto Lancaster Road and continue past Tesco. Keerford View is located at the top of the hill just after the BP garage on the right hand side. The allocated parking space and visitors space can be found to the rear of the building.

**What3words** ///bounty.mistaking.pelting

**Accommodation (with approximate dimensions)**

**Kitchen** 9' 3" x 7' 10" (2.82m x 2.39m)

**Living / Dining Room** 24' 6" x 11' 0" (7.47m x 3.35m)

**Bedroom** 19' 3" x 9' 4" (5.87m x 2.84m)

**Property Information**

**Services** Mains water, drainage and electricity.

**Tenure** Leasehold. Subject to the remainder of a 999 year lease dated the 1st June 2017. A copy of the lease is available for inspection at the office. Service Charge is £205.02 per month approximately £2890 annually including £425 ground rent.

**Council Tax Band C - Lancaster City Council**

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office

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



Bedroom



Patio Area



Communal Gardens

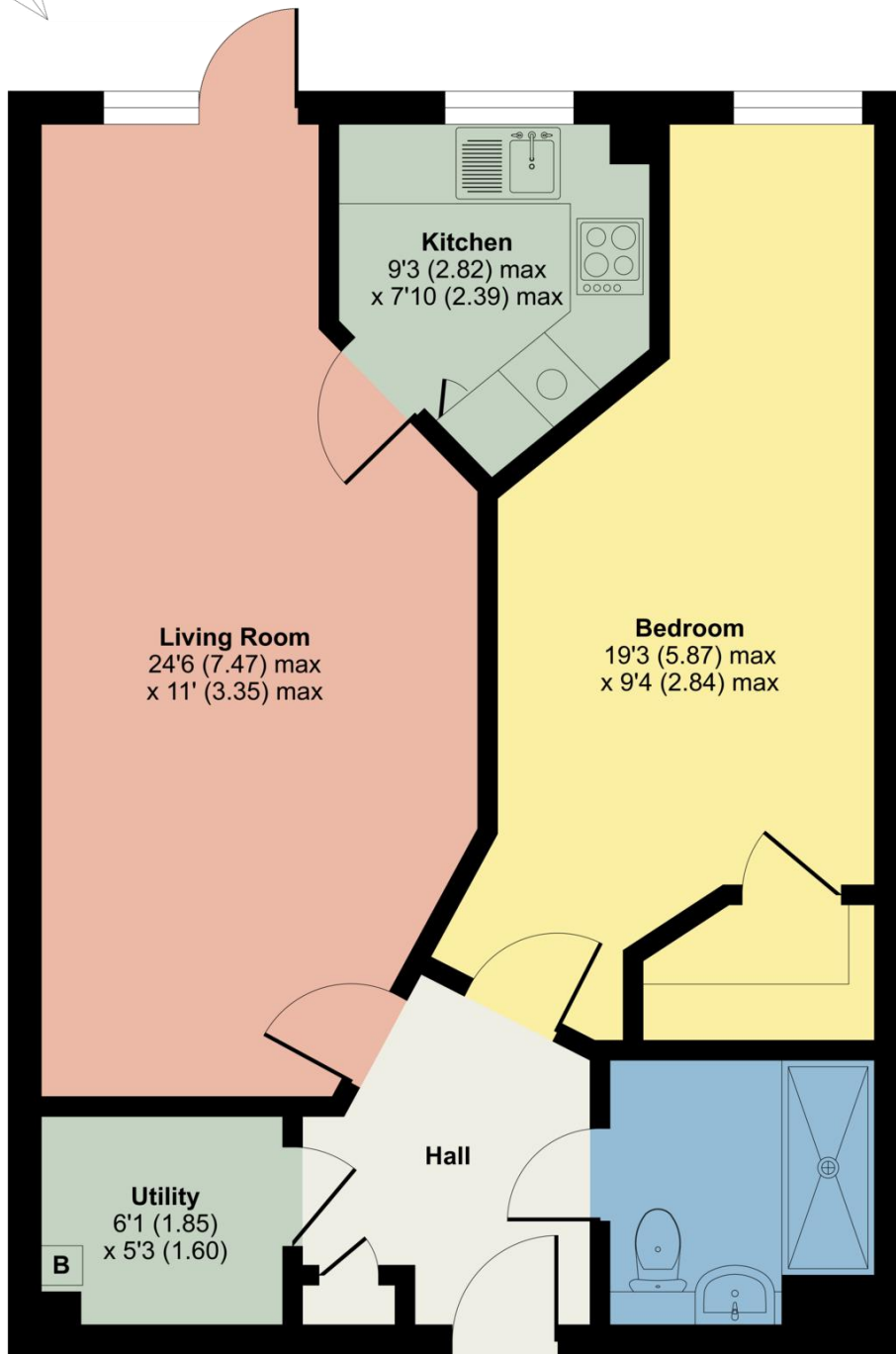


Communal Gardens

# 8 Keerford View, Lancaster Road, Carnforth, LA5

Approximate Area = 635 sq ft / 59 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 978623

**A thought from the owners...A comfortable apartment with a happy, friendly community with a variety of enjoyable activities organised by the residents and a weekly coffee morning.**

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