



Carnforth

£130,000

Apartment 10 Keerford View, 152 Lancaster Road, Carnforth, Lancashire, LA5 9EE

Possibly the best seat in the house! This lovely one bedroom ground floor corner apartment has its own patio in which to enjoy the maintained communal gardens as well as a designated parking space. Keerford View has been built for and exclusive to those aged 60 years and over, 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.

Quick Overview

- One Bedroom Apartment
- Ground Floor Corner
- Private Patio
- Designated Parking Space
- Convenient Location with Amenities a Short Distance Away
- Great Transportation Links
- Well Tended Communal Grounds
- Camera System at Entry Doors
- Retirement Apartment
- Ultrafast (330Mb) Broadband Available*



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Ultrafast
Broadband



Allocated Parking
Space

Property Reference: C2271



Living Room



Kitchen



Entrance Hallway



Bedroom

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 half a mile 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 the left to number 10.

The front door leads to a spacious entrance hall which includes a 24-hour Tunstall emergency response system, illuminated light switched, smoke detector, 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 and USB ports to most sockets. The entrance hallway has a 24-hour Tunstall emergency response system, useful walk in storage cupboard / utility room housing the Vent-Axia clean air system, and Gledhill Palsa Coil water heating.

To the right of the entrance hall you will find the shower room, comprising of; shower enclosure with electric shower, vanity sink unit with LED sensor mirror and shaver point, heated towel radiator, tiled walls and tiled flooring.

The next room along you will find an immaculately presented and spacious bedroom featuring an impressive separate walk-in wardrobe with shelving and window overlooking the front communal gardens.

From the hallway there is also access to the bright living room which leads out to the private patio, focal electric freestanding flame effect fire with stone effect surround. Following off the living room is the attractive kitchen which is fitted with a range of wall and base units with complementary surfaces, Blanco stainless steel sink and drainer. Bosch appliances consisting of a 4 ring electric hob with extractor over, electric oven and integrated fridge freezer.

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 10 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 An allocated parking space is included within the sale. There are extra visitors parking spaces available.

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 [///loafing.competent.saga](https://www.what3words.com/loafing.competent.saga)

Accommodation (with approximate dimensions)

Living / Dining Room 23' 0" x 11' 4" (7.01m x 3.45m)

Kitchen 7' 10" x 5' 1" (2.39m x 1.55m)

Bedroom 17' 11" x 9' 5" (5.46m x 2.87m)

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 £2987.47 per annum and the Ground Rent is £425 per annum.

Council Tax Band B - 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



Shower Room



Private Patio and Communal Gardens

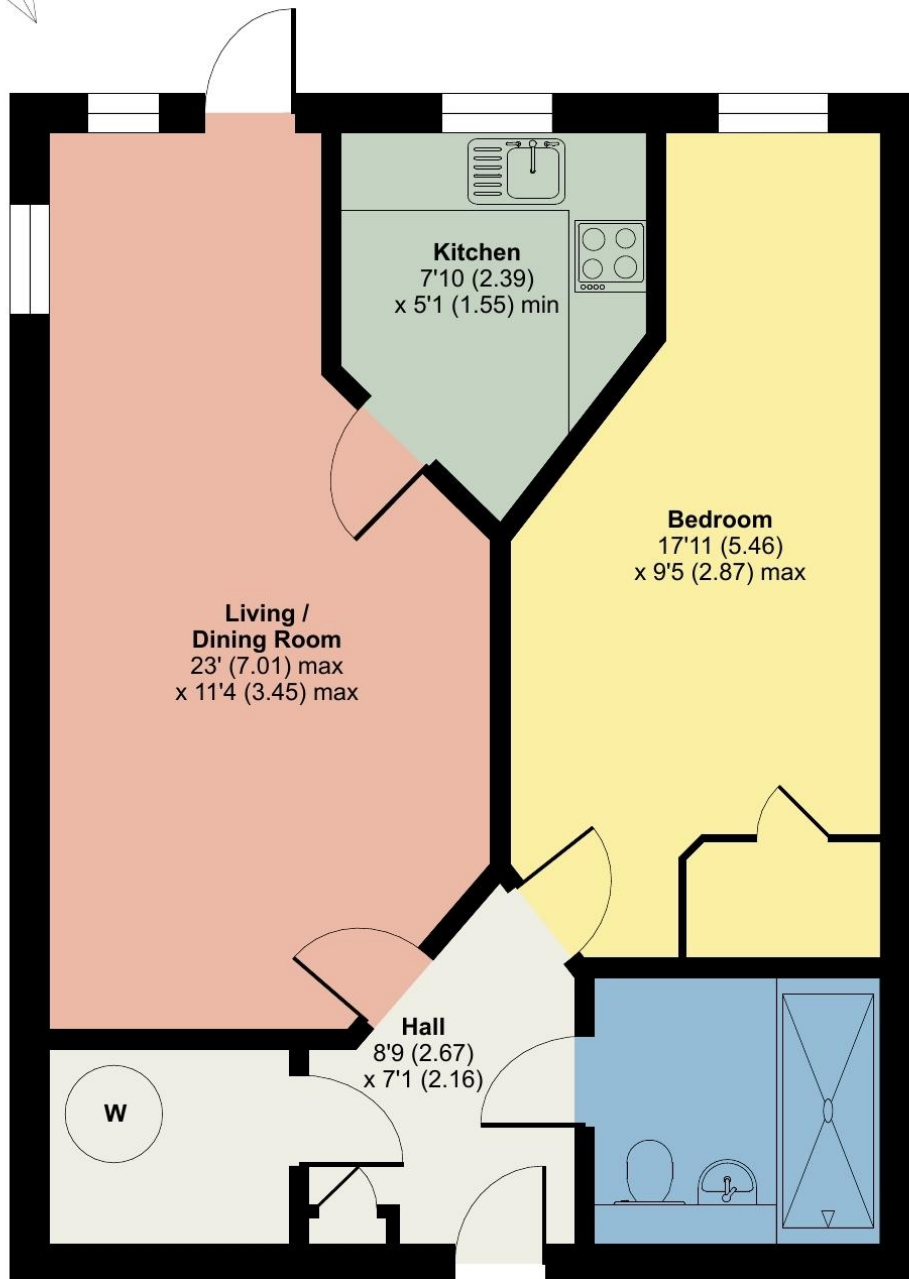


Allocated Parking Space

10 Keerford View, Lancaster Road, Carnforth, LA5

Approximate Area = 608 sq ft / 56.5 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). © nichecom 2023. Produced for Hackney & Leigh. REF: 965322

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