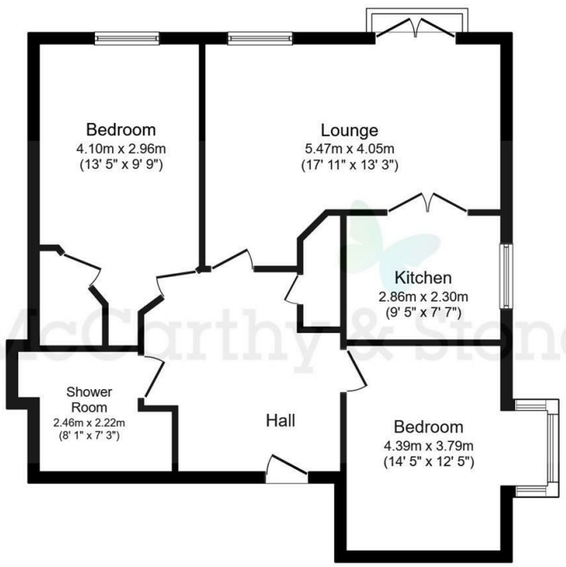
McCarthy Stone
Resales



Floor Plan

Total floor area 73.0 sq. m. (786 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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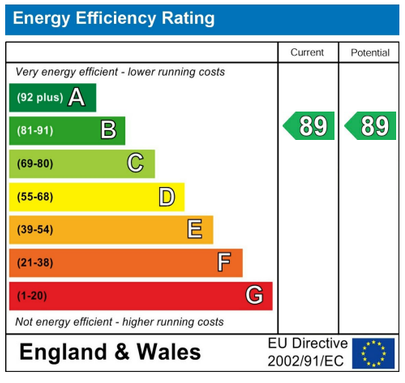
Council Tax Band: C



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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

44 Williamson Court

142 Greaves Road, Lancaster, LA1 4AR

Asking price £125,000 Leasehold

A two bedroom CORNER apartment situated on the THIRD FLOOR of a McCARTHY STONE Retirement Living Plus development with an ON-SITE RESTURANT, ESTATE MANAGER and CQC registered CARE STAFF on-site 24 hours a day located on a BUS ROUTE and within HALF A MILE of Lancaster CITY CENTRE and CANAL.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Williamson Court, 142 Greaves Road, Lancaster, LA1 4AR

2 Bed | £125,000

Williamson Court
Williamson Court was built by McCarthy & Stone and designed specifically for assisted retirement living. The development consists of one and two-bedroom retirement apartments with design features to make day-to-day living easier. As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. The resident's lounge is a lovely place to meet up with friends or join in the many activities organised and our on-site table service restaurant serves lunch for our homeowners and their guests, seven days a week. Williamson Court also benefits from laundry facilities, a central refuse collection point, landscaped gardens and a guest suite for visitors who wish to stay (additional charges apply). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in all rooms. Pet friendly development, subject to permission granted- please enquire for further details.

Local Area
Located in the North West, Lancaster is conveniently situated only a couple of miles from the coast nestled between Manchester and the Lake District. Set amidst spectacular scenery, the city offers easy access to the national road network and boasts strong rail links to the rest of the country, there is also a bus stop at Williamson Court with frequent buses in and out of Lancaster. A farmer's market takes place every second Wednesday at Market Square and offers an array of local produce available for purchase. Lancaster's Norman Castle watches over the city and its sturdy walls enclose both a courthouse and a prison, the latter of which was closed in 2011. Other local heritage attractions are the Priory and Parish Church, both famed for their unique architecture. Take a trip to Morecambe Bay and watch waders march up the shore or spot seals lazing in the sea. In addition to its unique wildlife, the area also boasts spectacular seascape views.

Entrance Hall
Front door with spy hole leads to the large entrance hall - Illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24-hour Tunstall emergency response pull cord system are situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Further doors lead to the lounge, bedrooms and shower room.

Lounge
This delightful dual aspect lounge has ample room for dining and enjoys full length windows and a Juliet balcony, letting in plenty of light. An electric fire with stone effect surround creates an attractive focal point to the room. There are TV and telephone points, Sky/Sky+ connection point, two ceiling lights, fitted carpets and raised electric power sockets. Partially glazed double doors lead into the separate kitchen.

Kitchen
Fully fitted with a range of modern low and eye level units and drawers with a granite effect roll top work surface with Stainless steel sink and drainer unit with mono lever tap and window above. Appliances include a raised level oven, ceramic hob with cooker hood over and integral fridge freezer. Tiled flooring, under-counter lighting and central ceiling light.

Bedroom One
A generous south facing second bedroom with attractive full length box window making the room bright and airy. Ceiling light, fitted carpets, raised electric power sockets, TV and telephone points, Sky/Sky+ connection point and emergency pull-cord.

Bedroom Two
A spacious bedroom enjoying the morning sun and the benefit of a walk-in wardrobe housing rails and shelving. This room could be used as the main bedroom, a dining room or study. Ceiling light, fitted carpets, raised electric power sockets and emergency pull-cord.

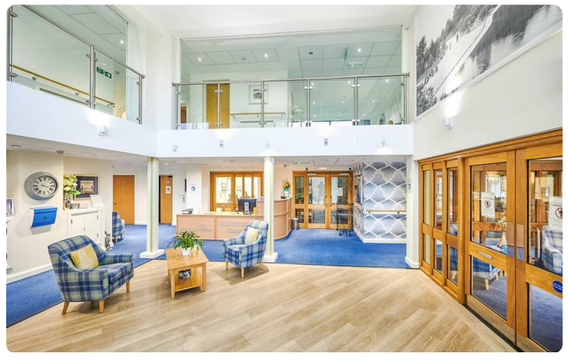
Wet room
Fully tiled with anti-slip flooring throughout. With a level access shower with adjustable shower head, shower curtain and hand rail. WC, vanity unit with wash basin and illuminated mirror above. Shaving point, electric heated towel rail, extractor fan, electric heater, ceiling light and emergency pull-cord.

Service Charge (Breakdown)
- Estate Manager
- CQC registered care staff on-site 24 hours a day
- Running of the on-site restaurant
- One hour of domestic support per week is included in the service charge
- Cleaning of communal windows and external apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Laundry facilities
- Central refuse collection point

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or Estates Manager.

Annual service charge of £14,210.48 for financial year ending 30th June 2027

Car Park Permit Scheme-subject to availability
Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

Lease Information
999 years from 1st June 2016
Ground rent: £510 per annum
Ground rent review: 1st June 2031
Managed by: McCarthy and Stone Management Services
It is a condition of purchase that all residents must meet the age requirements of 70 years.

Additional Information & Services
- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage