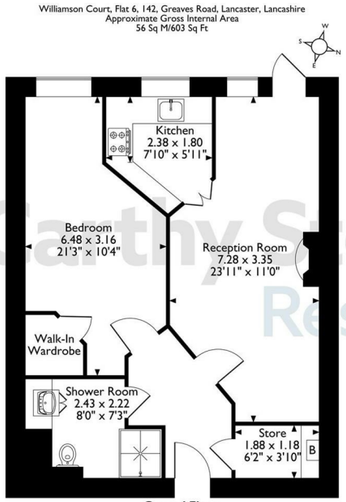
Excellent

Trustpilot

McCarthy & Stone
Resales.



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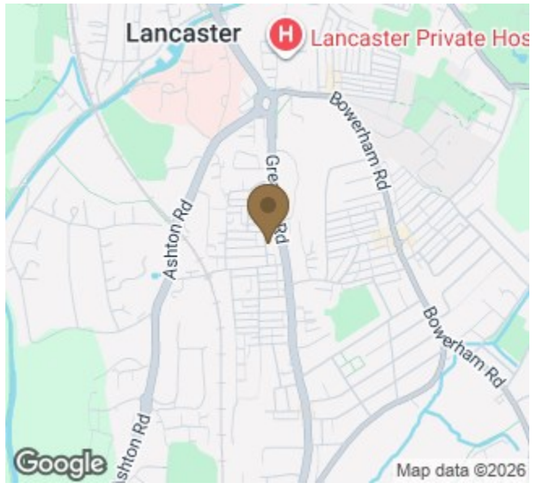

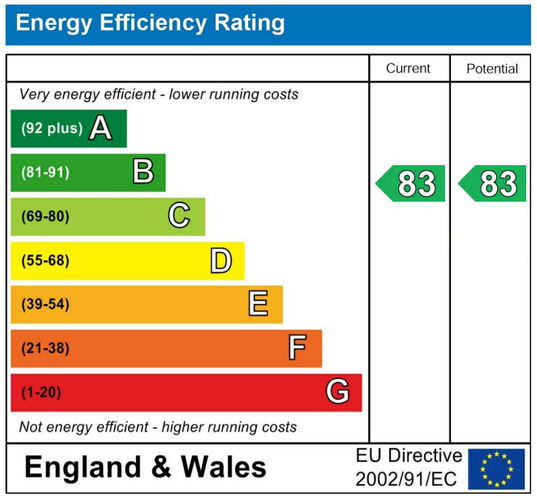

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

6 Williamson Court

142 Greaves Road, Lancaster, LA1 4AR

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 6 Williamson Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £50,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One ground floor bedroom apartment with a patio
- Communal Resident's Lounge
- Estate Manager and staff on site 24 hours a day
- On-site table service restaurant
- Extra care packages available
- Guest Suite for Visiting Family & Friends
- 24 Hour emergency call system
- Bus stop directly outside development
- Mobility Scooter Store Room
- 1 Years' Service Charge Included

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

6 Williamson Court, Lancaster

1 | 1 | Offers in the region of £50,000

Summary

Williamson Court was built by McCarthy & Stone purpose built for assisted living. The development consists of 54 one and two-bedroom retirement apartments. There is a Estate Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the Estate Manager for availability.
Williamson Court is 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. 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 - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Electric radiator. Doors lead to the bedroom, living room and bathroom.

Lounge

Bright spacious lounge with door leading to private patio, with feature fire surround and living flame style electric fire, and ample space for a small dining table and chairs, TV and telephone points. Two ceiling lights., raised electric power sockets and electric radiator.

Kitchen

Fully fitted kitchen with tiled flooring. Stainless steel sink with mono block lever tap. Built-in electric fan assisted oven, ceramic hob with extractor hood and fitted integrated fridge freezer and under pelmet lighting. Electric power sockets.

Bedroom

The generously sized double bedroom with walk-in wardrobe. Ceiling lights, electric radiator, emergency pull cord, raised electric power sockets and with TV and telephone point.

Shower Room

Fully tiled and fitted with a suite comprising of walk-in shower with grab rails, WC, vanity unit with sink and mirror above. Heated towel rail.

Service Charge

- Cleaning of communal 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

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

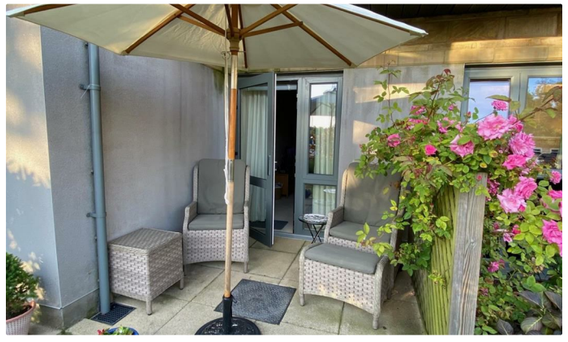
The annual Service charge is £10,594.72 for the financial year ending 30th June 2027.

Car Parking (Permit Scheme)subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

999 years from 1st June 2016
Ground rent: £435 per annum
Ground rent review: 1st June 2031

Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage