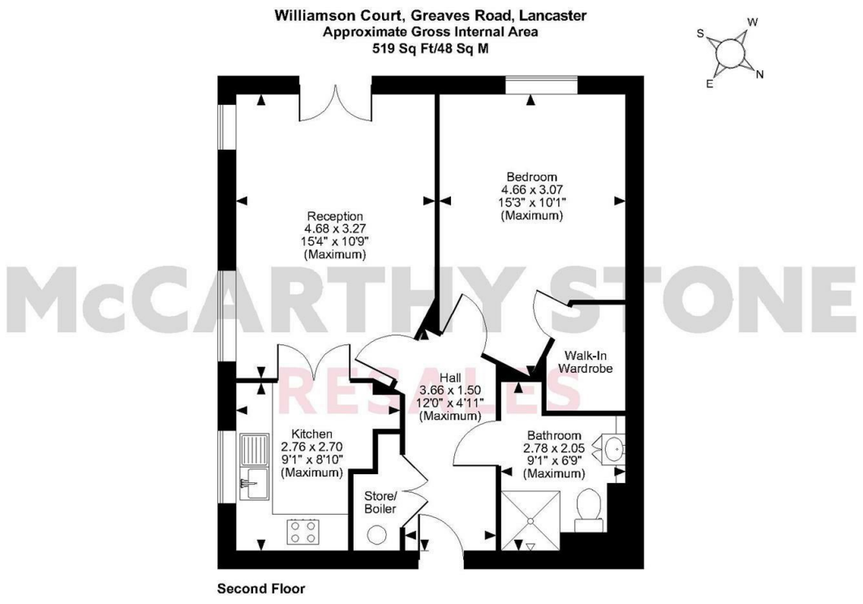
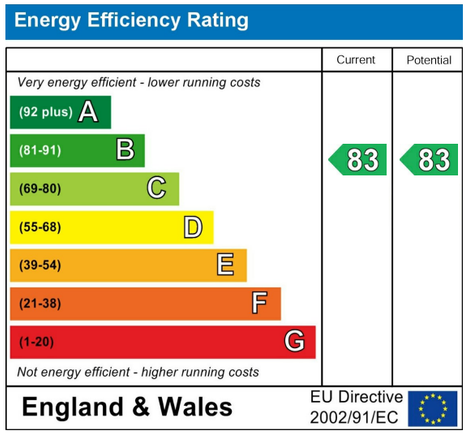
McCarthy Stone
Resales



McCARTHY STONE
RESALES

Council Tax Band: A



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

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

The Property Ombudsman

McCarthy Stone
Resales

30 Williamson Court

142 Greaves Road, Lancaster, LA1 4AR

PRICE REDUCTION

Asking price £55,000 Leasehold

A WELL PRESENTED one bedroom SECOND FLOOR apartment with JULIETTE BALCONY and DUAL ASPECT lounge. SITUATED AT THE REAR OF A DESIRABLE RETIREMENT LIVING PLUS DEVELOPMENT.

Call us on 0345 556 4104 to find out more.

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

142 Greaves Road, Lancaster

1 Bed | £55,000

PRICE REDUCED

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.

This apartment features a fully fitted kitchen, naturally light filled lounge, double bedroom with walk in wardrobe and separate shower room.
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. Doors lead to the bedroom, living room and bathroom.

Lounge

The lounge benefits from a Juliette balcony and being dual aspect with additional side windows. TV and telephone points and a ceiling light fitting. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom

Benefiting from a walk-in wardrobe. Ceiling light fitting and TV, phone point and Emergency pull cord.

Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above. Emergency pull cord.

Service Charge

- Cleaning of external 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.

Annual service charge of £10,594.72 for the financial year ending 30/06/2027.

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.

Leasehold information

Lease term 999 year from 1st June 2016
Ground rent: £435 per annum
Ground rent review: 1st June 2031

Additional Information & Services

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