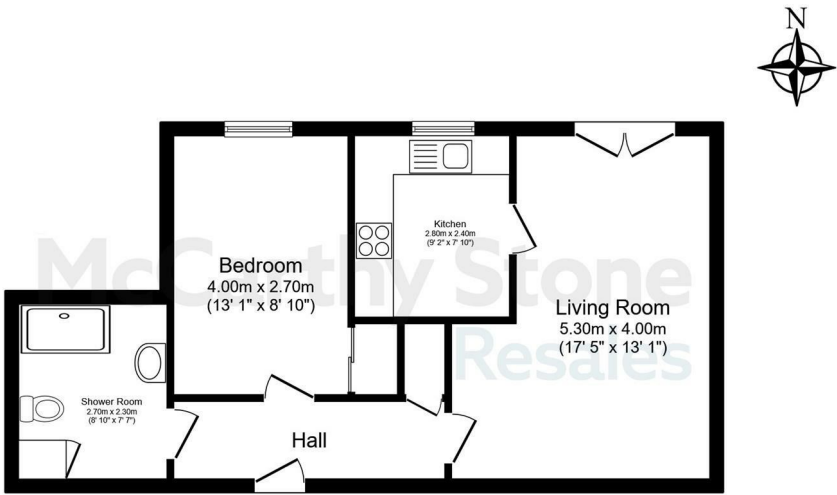




Total floor area 50.5 sq.m. (543 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](#)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A	94	95
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



10 Lauder Court

16 Staneacre Park, Hamilton, ML3 7FY

1 | 1 | Council Tax: D

Looking for the perfect property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 10 Lauder Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £135,000

Freehold

Key Features

- Excellent amenities close by including Hamilton Palace Retail Park
- House Manager monday to friday (Core hours)
- Beautiful residents lounge to enjoy social activities
- Laundry Room
- Guest Suite for family and friends (Nominal charges apply)
- Attractive and well maintained landscaped gardens
- Lift to all levels
- 24hr emergency careline and Pendants provided
- Residents' Parking (Permit Scheme)
- Contact Resales team to arrange a viewing

10 Lauder Court, Hamilton

Summary

Lauder Court was purpose built by McCarthy & Stone for retirement living. The development consists of 64 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the shower room and hall. The development includes a beautiful residents' lounge where you can meet your neighbours at the weekly coffee morning and the lounge is used as the hub for regular social activities or you can just sit and relax with a newspaper or magazine. The landscaped gardens are well maintained with courtyard areas with seating to enjoy the sunshine. There is a laundry room and guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies subject to availability, please check with the House Manager.

It is a condition of purchase that single occupants must meet the minimum age requirement of 60 years, in an event of a couple the second person must be over the age of 55 years.

Local Area

Lauder Court is situated in Hamilton one of the largest towns in Scotland, situated 12 miles to the south east of Glasgow. Lauder Court is ideally situated on the edge of the town centre close to all amenities and services. There is a vast selection of local and high street retailers within Palace Grounds retail park including Asda supermarket. There are excellent transport links by road and rail, nearby health services and a choice of sporting facilities including, Hamilton Lawn Tennis Club situated next to the development and Hamilton Caledonian Bowling Club nearby.

10 Lauder Court

Generous and spacious one bedroom apartment situated on Level 2 with an elevated view overlooking the rear courtyard, Hamilton Lawn Tennis Club and beyond. The apartment comprises of the entrance hall, living room, separate kitchen, bedroom and shower room. The Homeowners' lounge is located on the floor above, including the Guest Suite, ideal for family and friends staying (nominal fee applies). There is a lift available to all floors. You can access Lauder Court via Stanacre Park or Blackswell Lane entrance with parking available, subject to availability.

Entrance Hall

Welcoming entrance hall with a good sized walk-in storage/airing cupboard. There is a 24 hour emergency Care-line system with pull cord for peace of mind plus pendant provided. There are illuminated light switches, a smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and shower room.

Living Room

Generous living room featuring a Juliet Balcony providing natural light with plenty space to accommodate a dining table and chairs. There are TV and telephone points, two decorative ceiling lights and ample raised electric power sockets. Neutral fitted carpets throughout the living room, entrance hall and bedroom. Fitted roller blind over the Juliet balcony doors. Partial glazed door leads onto a separate kitchen.

Kitchen

Well appointed and fully fitted kitchen, enhanced with black worktop surface. Stainless steel sink with lever tap. Built-in oven, ceramic hob with extractor hood. Integrated fridge and freezer. Under pelmet lighting and perfect fit blind.

Bedroom One

Good sized double bedroom with built-in mirror wardrobe, ample electric raised sockets, TV and phone point. There is plenty room for free standing furniture. Roller blind frames the window.

Shower Room

The shower room comprises of a generous walk-in shower enclosure with emergency pull cord assistance, WC, vanity unit with sink and mirror above, cabinet and a wall mounted fan heater. The is a good sized storage/linen cupboard with easy access.

Inclusions & Additional Notes

Inclusions: Carpets, blinds, integrated appliances and the free standing electric stove in the living room. Some items of furniture are available under separate negotiation.

Additional Notes:

•Heating: There is an electric free standing stove in the living room. As mentioned in the Home Report, the electric storage heaters had been removed by the previous owner, from the

 1 |  1 | Offers over £135,000

property due to personal choice. Further advice will be available from a heating engineer.

- Available now: Part Fibre to the Cabinet Broadband & Copper Broadband. Full fibre broadband check Open Reach website (<https://www.openreach.com/fibre-checker/ultrafast-full-fibre-broadband>)
- Mains water and electricity
- Mains drainage

Service Charge

Service charge is £2419.48 per annum (£201.62 per month), for the year ending 31/8/2027

- Cleaning of communal and external windows
- 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, 24-hour emergency call system, 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.

Private Parking (Permit Scheme)

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

