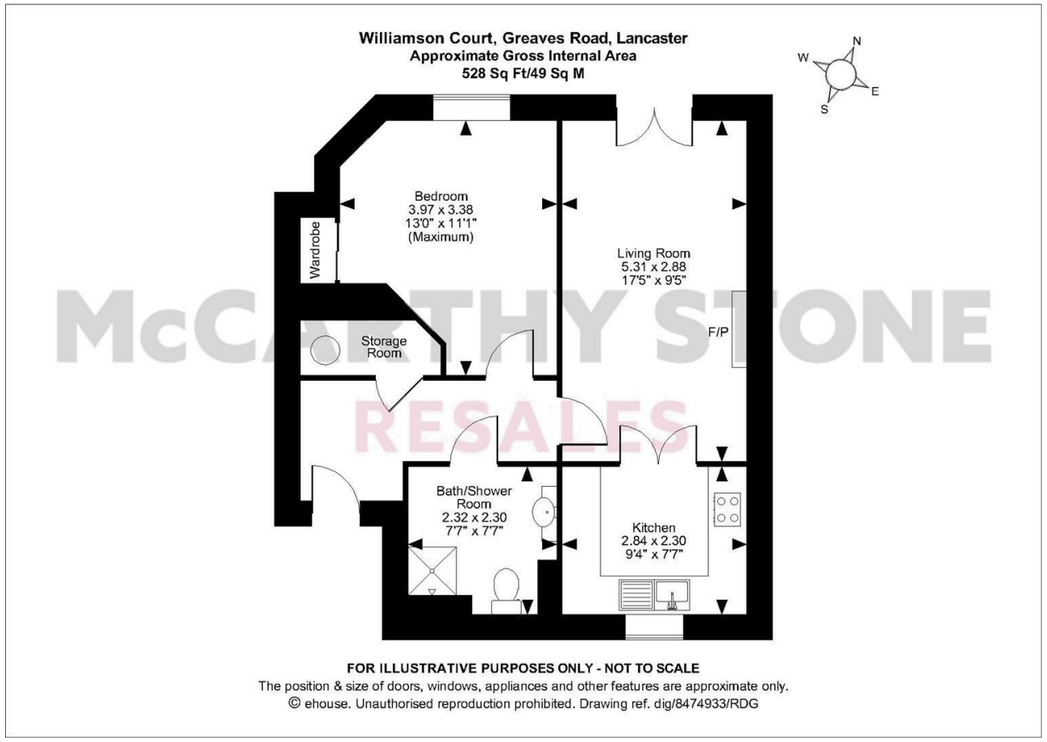
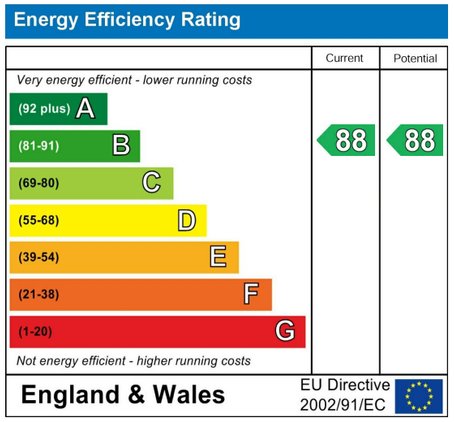
McCarthy Stone
Resales



McCARTHY STONE
RESALES

Council Tax Band: B



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The Property Ombudsman

McCarthy Stone
Resales

25 Williamson Court

Greaves Road, Lancaster, LA1 4AR

No offers £50,000 Leasehold

A SPACIOUS and WELL PRESENTED one bedroom apartment with VIEWS over LANCASTER CASTLE and the LAKE DISTRICT, situated on the SECOND FLOOR of a McCARTHY STONE Retirement Living Plus development with ON-SITE RESTAURANT, ESTATE MANAGER and CQC registered CARE TEAM, on a BUS ROUTE and located just over HALF A MILE from Lancaster TOWN CENTRE.

Call us on 0345 556 4104 to find out more.

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

Greaves Road, Lancaster, Lancashire LA1 4AR

1 bed | £50,000

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. This includes beautifully equipped kitchens with waist height ovens to minimise bending, wet room with shower for ease of use, simple lever taps and slip resistant flooring.
As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their friends and family, at a very reasonable price. All the food is freshly prepared and we can cater for special dietary requirements.
Williamson Court also benefits from 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.

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.
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

Your front door with spy hole and letterbox is located approximately 10 paces from the lift. In the large entrance hall are illuminated light switches, a smoke detector, the apartment's security door entry system and the 24-hour Tunstall emergency response pull cord system all situated. There is a door to a walk-in storage cupboard/airing cupboard and further doors lead to the lounge, bedroom and wet room.

Living room

Living room enjoys an attractive outlook over the courtyard at the rear of the development and the car park, perfect for watching the comings and goings, and also benefits from a Juliet balcony. There is ample space for dining and an electric fire with stone effect surround which creates an attractive focal point to the room. There are TV and telephone points and a Sky/Sky+ connection point, two ceiling lights, fitted carpets, raised electric power sockets and an electric storage heater. Partially glazed double doors lead onto the separate kitchen.

Kitchen

A modern fitted kitchen with a range of wood effect wall and base level units and drawers with a granite effect work surface over and under pelmet lighting. A stainless steel sink and drainer with mono lever tap sits under a electronically operated window which enjoys views of Lancaster Castle and the Lake District. Integrated appliances include a raised level oven, ceramic hob with cooker hood over, fridge and freezer. Ceramic tiled floor and central ceiling spot lights.

Bedroom

This spacious double bedroom again enjoys a pleasant outlook through the full length window and benefits from mirror fronted built-in wardrobes housing rails and shelving. A central ceiling light, raised power points, TV and phone point and a wall mounted electric heater.

Wetroom

Fully tiled and designed as a wet room for ease of access, the wet room comprises of a level access shower with adjustable showerhead, hand rails and shower curtain, WC and hand rail, vanity unit with wash basin and sensor illuminated mirror above with shaving point, electric heated towel rail, extractor fan, emergency pull cord and anti-slip flooring.

Service Charge (Breakdown)

- Estate Manager
- CQC registered on-site care team 24 hours a day
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 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
- One hour of domestic support per week is included in the service charge
- Running of the on-site restaurant
- Intruder alarm system

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

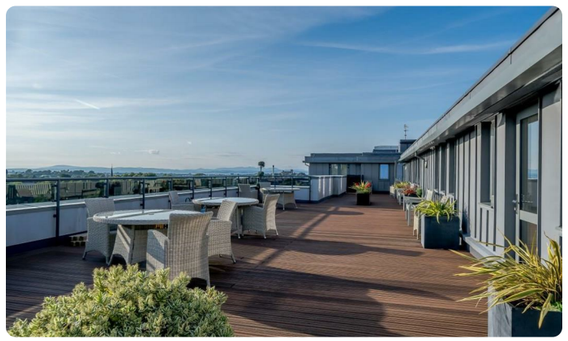
Annual service charge of £10,594.72 for financial year ending 30th June 2027.

Car Parking Permit Scheme-subject to availability

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

Leasehold Information

Lease: 999 years from 1st June 2016
Ground rent: £435 per annum
Ground rent review: 1st June 2031
Managed by: Your Life Management Services

Additional Information & Services

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