



## Kirkby Lonsdale

2 Queen Elizabeth Court, Tram Lane, Kirkby Lonsdale, Carnforth,  
LA6 2FF

A beautifully maintained ground floor one-bedroom retirement apartment, pleasantly situated in the ever-popular market town of Kirkby Lonsdale. Forming part of Queen Elizabeth Court, a purpose-built McCarthy & Stone development, this property offers independent living exclusively for those aged 60 and over.

**OIRO £185,000**

### Quick Overview

One-Bedroom Ground Floor Retirement  
Apartment

Exclusive to Residents Aged 60+

Private Patio From Lounge and Bedroom

Bright Open-Plan Living/Dining Room

Modern Fitted Kitchen With Appliances

Double Bedroom With Walk-In Wardrobe

Underfloor Heating & Double Glazing

24-Hour Emergency Call System

Communal Lounge, Lift & House Manager

Superfast Broadband Available



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TBC



Superfast  
Broadband



Parking  
Available

Property Reference: KL3678



Entrance Hall



Open Plan Kitchen/Living/Dining Area



Open Plan Kitchen/Living/Dining Area



Open Plan Kitchen/Living/Dining Area

Perfectly positioned, the apartment is within easy walking distance of a superb range of local amenities including Booths supermarket, the doctors' surgery, post office, chemist, banks, cafés, restaurants, church, and convenient public transport links. It provides an ideal combination of comfort, convenience, and community in an attractive market town setting.

The accommodation features an inviting entrance hall with useful storage, leading through to a spacious living/dining area with direct access to a private patio area, the perfect place to sit out. The modern kitchen opens to the living area and is fitted with contemporary units and integrated appliances, designed for ease of use and low maintenance.

The comfortable double bedroom includes a generous walk-in wardrobe and doors to the patio. The stylish shower room is finished to a high standard, and an additional storage/boiler cupboard provides further practicality.

Additional benefits include underfloor heating and double glazing throughout, ensuring warmth and energy efficiency all year round. There are TV and telephone points in both the living room and bedroom, as well as a 24-hour emergency call system with pull cords in each room, and a secure entry phone system for added reassurance.

Residents of Queen Elizabeth Court also have access to a welcoming communal lounge, a dedicated house manager, and lift access to all floors.

An excellent opportunity for those looking for a secure, low-maintenance and sociable retirement home in one of the area's most desirable market towns.

**Accommodation with approximate dimensions:**

**Open Plan Kitchen/Living/Dining Area** 9' 9" x 25' 6"  
(2.97m x 7.77m)

**Bedroom** 10' 2" x 10' 5" (3.1m x 3.18m)

### Parking

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

### Tenure

Leasehold from 2014 for 125 years. The ground rent payment is £425.00 per annum with the next ground rent review taking place in 2029. Any further information can be obtained from McCarthy and Stone Management Services.

We understand the current service charge is approx. £280.56 pcm which includes:

- Cleaning of all external windows
- Water rates for communal areas and apartment
- Electricity charges for communal areas
- 24 hour emergency call system
- House Manager for 28 hours per week
- Garden maintenance
- Repairs and maintenance to the communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

### Council Tax

Westmorland and Furness Council. Band B.

### Services

Mains electricity, water and drainage. Electric Central Heating.

### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

### What3Words:

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**Viewings** Strictly by appointment with Hackney & Leigh.

### Conditions applying to ownership

It is a condition of purchase that all residents must meet the age requirements of 60 years.



Bedroom



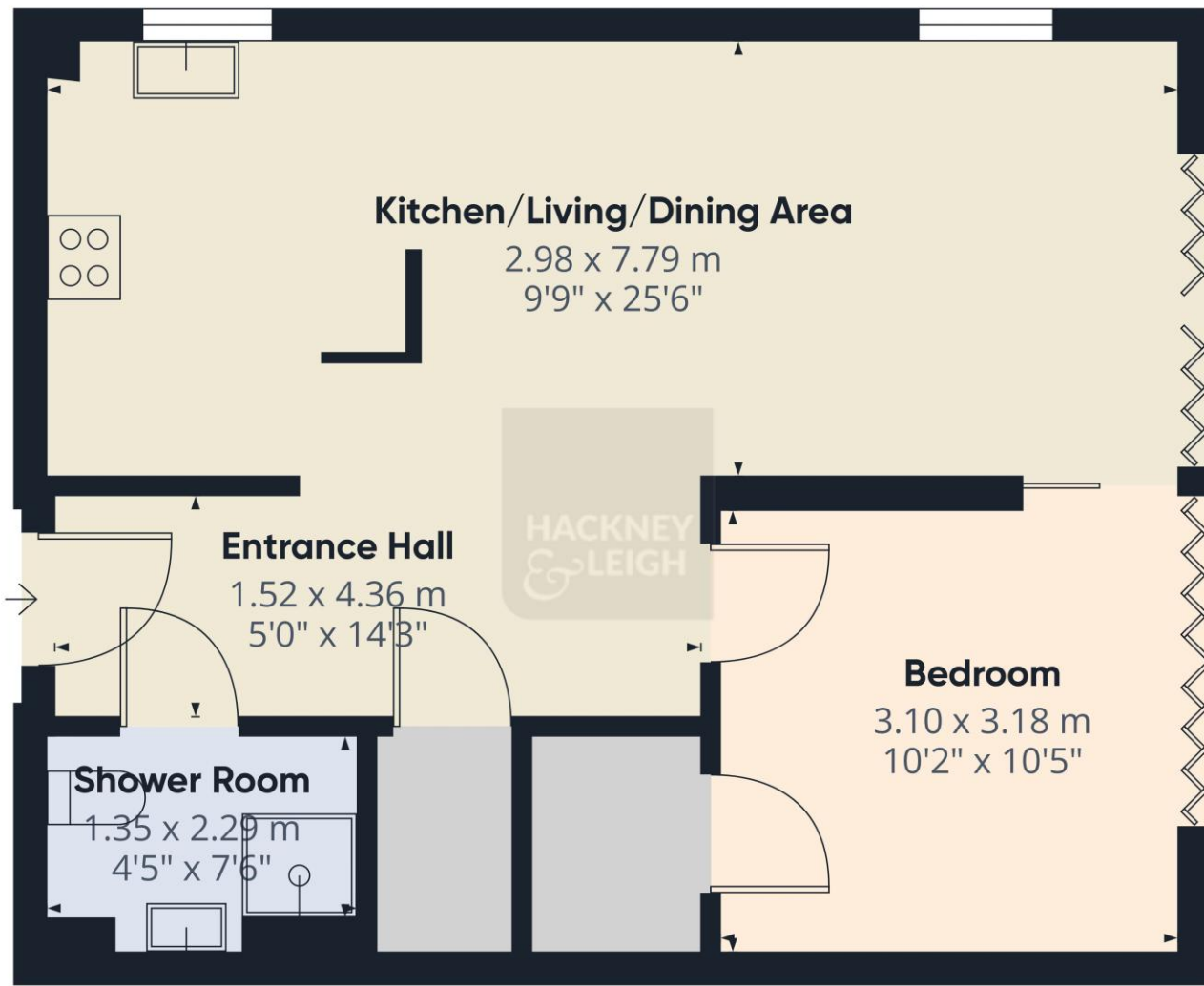
Bedroom



Shower Room



2 Queen Elizabeth Court



Approximate total area<sup>m</sup>

47.7 m<sup>2</sup>  
513 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Disclaimer

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 30/10/2025.

### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (incl. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

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Request a Viewing Online or Call 015242 72111