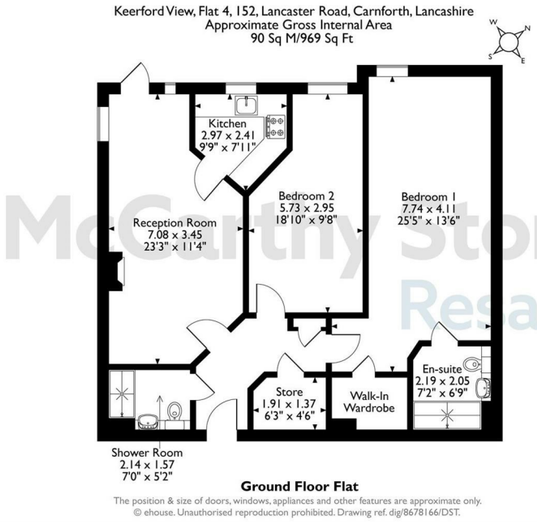
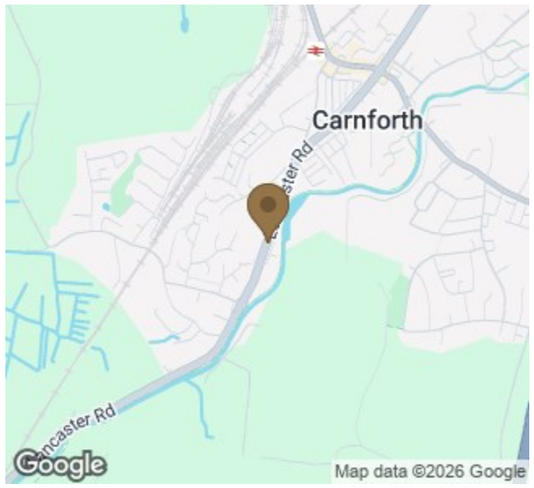
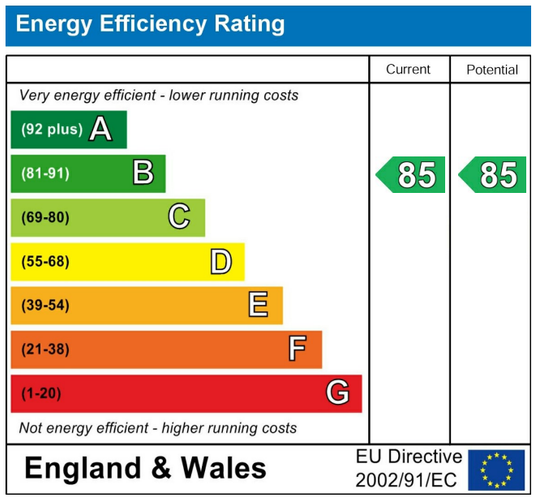
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







4 Keerford View

Lancaster Road, Carnforth, LA5 9EE

2 2 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 4 Keerford View could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £169,950
Leasehold

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

Why you'll love living here:

- Private patio area
- En-suite shower room
- Exclusive over 60's development
- Landscaped gardens
- 24/7 emergency call system and Camera door entry system
- Residents lounge and guest suite
- Bus stop directly outside development
- Development backing onto Carnforth Cricket Ground
- House Manager
- Less than half a mile to Carnforth Town Centre

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

4 Keerford View, Carnforth

2 | 2 | Asking price £169,950

Keerford View
Keerford View was built by McCarthy & Stone and has been designed and constructed for modern retirement living for the over 60's. The apartment boast Sky/Sky+ connection points in lounge, walk-in wardrobe to the main bedroom and security door entry systems. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £35 per night - subject to availability).

Local area
Located at the northeast end of Morecambe Bay, Carnforth has many attractions, such as Leighton Hall, Carnforth Bookshop with more than 100,000 second-hand and antiquarian books and Carnforth railway station. Another must-see attraction is the Nether Kellett Farmers Market – held on the second Sunday of every month at the Village Hall. Our Retirement Living development boasts a central location, backing onto the beautiful Carnforth Cricket Club. Less than half a mile of all of the town's main amenities, including a Tesco supermarket just 800m away and a Booths and Aldi within a mile. A bus stop is also located directly outside the development.

Property Overview
This beautifully presented two-bedroom ground-floor apartment enjoys a desirable west-facing position, a wonderfully bright and airy dual aspect lounge with ample space for dining table and chairs opening onto a private patio. The accommodation includes a modern fitted kitchen with integrated appliances, a generous double bedroom with walk-in wardrobe and en-suite shower room and with a good sized second bedroom, also with a contemporary second shower room with WC and wash basin.

Ideally situated within easy walking distance of the homeowners' lounge and the communal gardens overlooking the cricket pitch.

Social Lifestyle
The Communal Lounge is at the heart of the community at Keerford View and is where the majority of social gatherings take place. Regular activities include; coffee mornings, keep fit, scrabble and bridge afternoons, movie nights and ad-hoc events with live music, there is also a walking group exploring the local area and countryside. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
One of the main social hubs of Keerford View is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Additional Information & Services
• Full fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge (RL)
What your service charge pays for:
• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration
of communal areas
• Buildings insurance, water and sewerage rates

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

Service Charge: £4,742.33 per annum (up to financial year end 30th June 2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold Information
Lease: 999 years from 1st June 2017
Ground rent: £495.00 per annum
Ground rent review: 1st June 2032
Managed by: McCarthy and Stone Resale
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













