Excellent

Trustpilot

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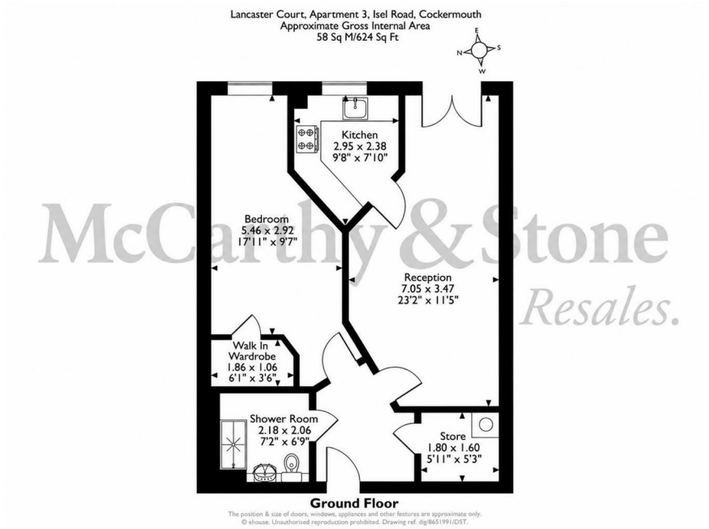

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







3 Lancaster Court

Isel Road, Cockermouth, CA13 9GW

1 1 Council Tax Band: D

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 3 Lancaster Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £200,000
Leasehold

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

Why you'll love living here:

- One-bedroom ground-floor retirement apartment
- Private easterly facing patio
- Spacious living and dining room
- Modern kitchen with integrated appliances
- Double bedroom with walk-in wardrobe
- Contemporary shower room
- Large walk-in utility cupboard
- Communal rooftop terrace with scenic views
- Exclusively for the over 60s
- Guest suite for visiting family

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

3 Lancaster Court, Cockermouth

1 | 1 | Asking price £200,000

Development Overview
Lancaster Court is a stylish retirement development comprising 40 one and two-bedroom apartments, exclusively designed for the over 60s and conveniently located close to Cockermouth town centre.

The development features a welcoming communal lounge, providing an ideal space to socialise with fellow homeowners, and a guest suite for visiting family and friends. A particularly attractive feature is the rooftop terrace, which enjoys scenic views of Cockermouth Castle and the stunning Cumbrian Fells.

The apartments have been thoughtfully designed to provide comfortable, spacious and practical living accommodation, with most benefiting from either a patio or Juliette balcony.

Lancaster Court is ideally situated within easy reach of local amenities, including supermarkets, independent shops, cafés, restaurants and the picturesque River Derwent. A nearby bus stop provides convenient access to the town centre and surrounding areas.

Apartment Overview
A beautifully presented one-bedroom ground-floor retirement apartment benefiting from a private easterly facing patio area.

The welcoming entrance hallway features a large walk-in utility and storage cupboard housing the washer/dryer, a 24-hour emergency response system and a secure camera entry system.

The spacious living room provides ample space for both lounge and dining furniture, with doors opening onto the private patio, offering an ideal spot to enjoy the morning sunshine.

The separate, fully fitted modern kitchen features white high-gloss units, complementary work surfaces and a black composite sink. Integrated appliances include an eye-level oven, ceramic hob, extractor hood, fridge and freezer.

The generously proportioned double bedroom benefits from a walk-in wardrobe fitted with shelving and hanging rails.

The contemporary shower room features a walk-in shower with a glass screen, wash hand basin, WC with concealed cistern, illuminated mirror and a chrome heated towel rail, complemented by tiled flooring and partially tiled walls.

Roof Terrace
Lancaster Court boasts a stunning roof terrace with ample contemporary seating,. This the perfect space to relax and enjoy a glass of wine, watching the sunset on a summers evening with new found friends.

Social Lifestyle
The Communal Lounge is at the heart of the community at Lancaster Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. 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.

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

Service Charge
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: £2,749.32 per annum (up to financial year end 28/02/2027).

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

Leasehold Information
Lease Length: 999 years from 2020
Ground rent: £495 per annum
Ground rent review: Jan 2035
Managed by: McCarthy Stone Management Services
It is a condition of purchase that residents must meet the age requirement of 60 years old.

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.













