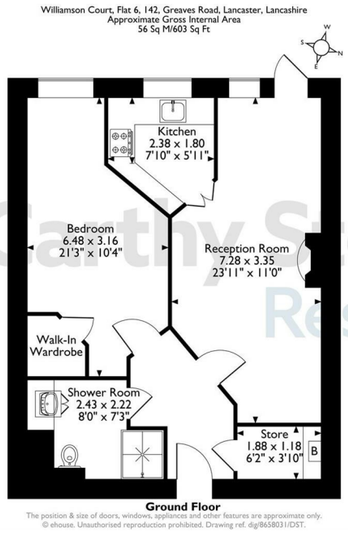
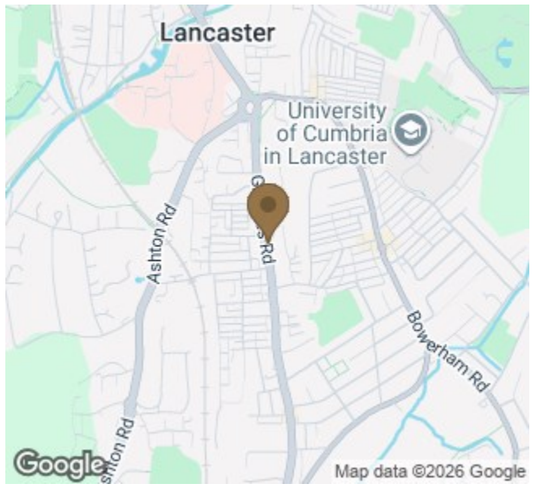
Excellent

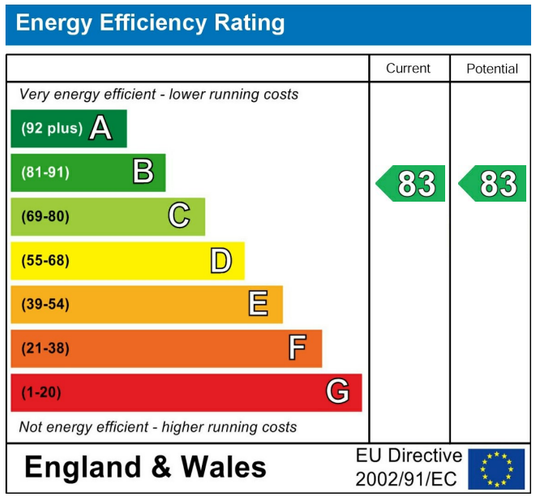
Trustpilot

McCarthy & Stone
Resales.



McCarthy Stone
Resales











6 Williamson Court

142 Greaves Road, Lancaster, LA1 4AR

1 1 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 6 Williamson Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £50,000 Leasehold

Why you'll love living here:

- One bedroom ground floor apartment with a patio
- Communal Resident's Lounge
- Estate Manager and staff on site 24 hours a day
- On-site table service restaurant
- Extra care packages available
- Guest Suite for Visiting Family & Friends
- 24 Hour emergency call system
- Bus stop directly outside development
- Mobility Scooter Store Room
- 1 Years' Service Charge Included

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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Registered in England and Wales No. 10716544

The Property Ombudsman

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McCarthy & Stone
Resales.

Trustpilot Rated Excellent

6 Williamson Court, Lancaster

1 | 1 | Offers in the region of £50,000

Williamson Court
Williamson Court was built by McCarthy & Stone purpose built for assisted living. The development consists of 54 one and two-bedroom retirement apartments. There is a Estate Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the Estate Manager for availability.
Williamson Court is 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.

Property Overview
This very well presented one-bedroom ground floor apartment enjoys a desirable westerly-facing position,the spacious lounge opens directly onto a private walk-out patio area. This well-planned accommodation also includes a modern fitted kitchen with integrated appliances, a generous double bedroom with a walk-in wardrobe, and a contemporary wet room.

Ideally positioned within easy walking distance to the homeowners lounge, restaurant and recetion area.

Social Lifestyle
The Communal Lounge is at the heart of the community at Williamson Court and is where the majority of social gatherings take place. Regular activities include; coffee&cake, dominoes, scrabble and card games, chair exercise and film 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.

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

Service Charge
What your service charge pays for:
- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior 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 Estate Manager.

Service Charge: £10,594.72 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.

Additional Information & Services
- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Lease Information
999 years from 1st June 2016
Ground rent: £435 per annum
Ground rent review: 1st June 2031

Car Parking (Permit Scheme)subject to availability
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

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.







