



Kirkby Lonsdale

£175,000

19 Queen Elizabeth Court, Kirkby Lonsdale, Carnforth, LA6 2FF

A well maintained first floor one bedroom retirement apartment, forming part of the popular McCarthy & Stone development in the desirable market town of Kirkby Lonsdale. Designed exclusively for the over 60s, the development provides independent living with the reassurance of additional on-site facilities and support, all within easy reach of the town's wide range of amenities including Booths supermarket, medical services, pharmacy, post office, cafés, restaurants and regular bus links.

Quick Overview

- First Floor One-Bedroom Retirement Apartment
- Part of a McCarthy & Stone Development For Over 60s
- Open-Plan Living/Dining Room With Balcony
- Balcony With Views Of Ingleborough
- Fitted Kitchen With Integrated Appliances
- Double Bedroom With Walk-In Wardrobe
- Modern Shower Room With Walk-In Shower
- Underfloor Heating And Double Glazing Throughout
- 24-Hour Emergency Call System And Secure



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TBC



Superfast
Broadband



Parking
Available

Property Reference: KL3697



Entrance Hall



kitchen



Living/Dining Area



Living/Dining Area

The apartment is accessed via a welcoming entrance hall, leading through to a comfortable open plan living and dining space with direct access onto a private balcony, enjoying views towards Ingleborough, providing an ideal seating area to relax and take in the outlook. The adjoining kitchen is thoughtfully arranged with a range of fitted wall and base units and integrated appliances, offering a practical and low maintenance workspace.

The double bedroom is well proportioned and benefits from a walk-in wardrobe, while the contemporary shower room is fitted with a walk-in shower, WC and wash hand basin set within a vanity unit. An additional internal cupboard houses the hot water system and provides further storage.

The property benefits from double glazing and underfloor heating, together with TV and telephone points. For added peace of mind there is a 24-hour emergency call system and secure entry access. Residents have use of a communal lounge, lift access to all floors, a guest suite for visitors and the services of a house manager, creating a secure and sociable environment for retirement living.

Accommodation with approximate dimensions:

Kitchen 10' 1" x 8' 3" (3.07m x 2.51m)

Living/Dining Area 17' 4" x 9' 11" (5.28m x 3.02m)

Bedroom 10' 9" x 10' 5" (3.28m 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

///raven.behaving.custom

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.

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 (inc. 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



Bedroom

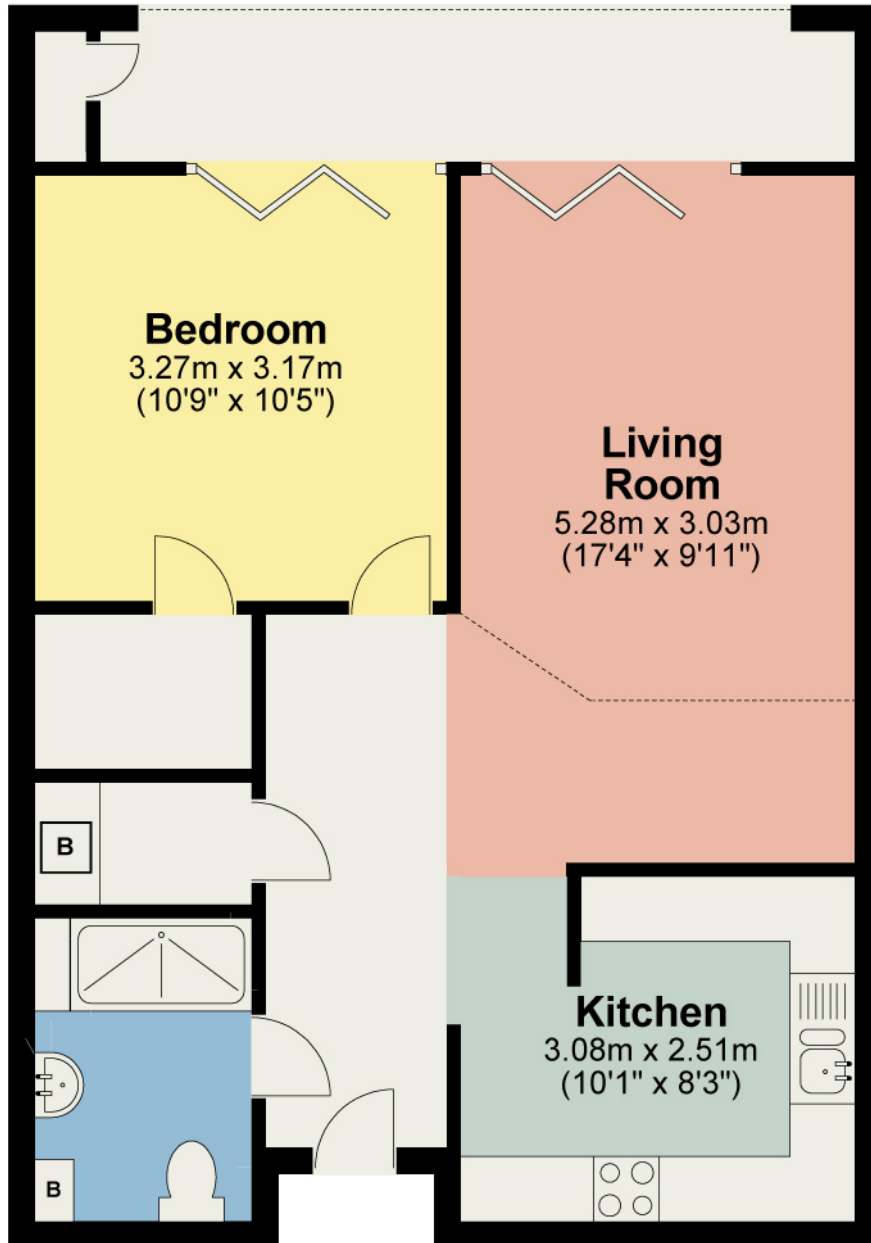


Bedroom



Shower Room





Total area: approx. 56.1 sq. metres (603.9 sq. feet)

For illustrative purposes only. Not to scale.

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 24/02/2026.

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Request a Viewing Online or Call 015242 72111