



Kirkby Lonsdale

£175,000

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

Set within the heart of the popular market town of Kirkby Lonsdale, this well-presented ground floor retirement apartment offers comfortable, secure living within a sought-after McCarthy & Stone development, exclusively for those aged 60 years and over. The property enjoys a highly convenient location, just a short walk from local amenities including public transport links, Booths supermarket, shops, bank, post office, church, cafés and restaurants.

Quick Overview

Well-presented one-bedroom apartment.
Designed exclusively for residents aged 60 and over.

Conveniently positioned within easy walking distance of local amenities.

Enjoying its own private patio area.

Freshly presented with a modern, neutral finish throughout.

Situated in the heart of the popular market town of Kirkby Lonsdale.

Parking provision available for residents.

Well-maintained communal facilities within the development.

Peace of mind with a 24-hour emergency call system and secure video entry.

Superfast Broadband Available.

Property Reference: KL3685



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Superfast
Broadband



Parking
Available



Entrance Hall



Living/Dining Room



Living/Dining Room



Kitchen

The apartment has been newly carpeted throughout, giving it a fresh, modern feel and making it ready to move straight into. The accommodation comprises a welcoming entrance hall with a useful storage cupboard, an open plan living/dining room with a well-fitted kitchen, a spacious double bedroom with walk-in wardrobe, and a contemporary shower room. Patio doors open onto a private patio area, complemented by a handy external store.

Residents benefit from a range of features including a 24-hour emergency call system, telephone entry system, underfloor heating and double glazing throughout. Access is via a secure communal entrance hall, with the apartment conveniently located on the ground floor.

Inside, the entrance hall immediately sets the tone for modern, easy living, with practical storage for coats and shoes. The open plan living/dining room is bright and airy, with sliding patio doors leading out to the patio - an ideal space for relaxing or welcoming guests.

The kitchen is thoughtfully designed with a range of wall and base units, complementary work surfaces and upstands, and a stainless steel sink with drainer. Integrated appliances include a Neff oven, four-ring hob with extractor hood over, and a fridge/freezer.

The double bedroom offers generous proportions, with ample space for additional furniture, a walk-in wardrobe and dressing area, and sliding doors opening onto the patio. The shower room completes the accommodation and features a modern three-piece suite including a walk-in shower, vanity wash basin, W.C. and heated ladder-style towel radiator, with part-tiled walls and flooring.

Accommodation with approximate dimensions:

Kitchen 9' 7" x 10' 0" (2.92m x 3.05m)

Living/Dining Room 15' 11" x 9' 11" (4.85m x 3.02m)

Bedroom 10' 6" x 10' 3" (3.2m x 3.12m)

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.

Services

Mains electricity, water and drainage. Electric Central Heating.

Council Tax

Westmorland and Furness Council. Band B.

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.

£3147.71 per year 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

Conditions applying to ownership

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

What3Words Location & Directions

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From the Market Square proceed up New Road turning left at Booths, take the second left onto Tram Lane and the development is on the right hand side.

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 30/01/2026.



Bedroom



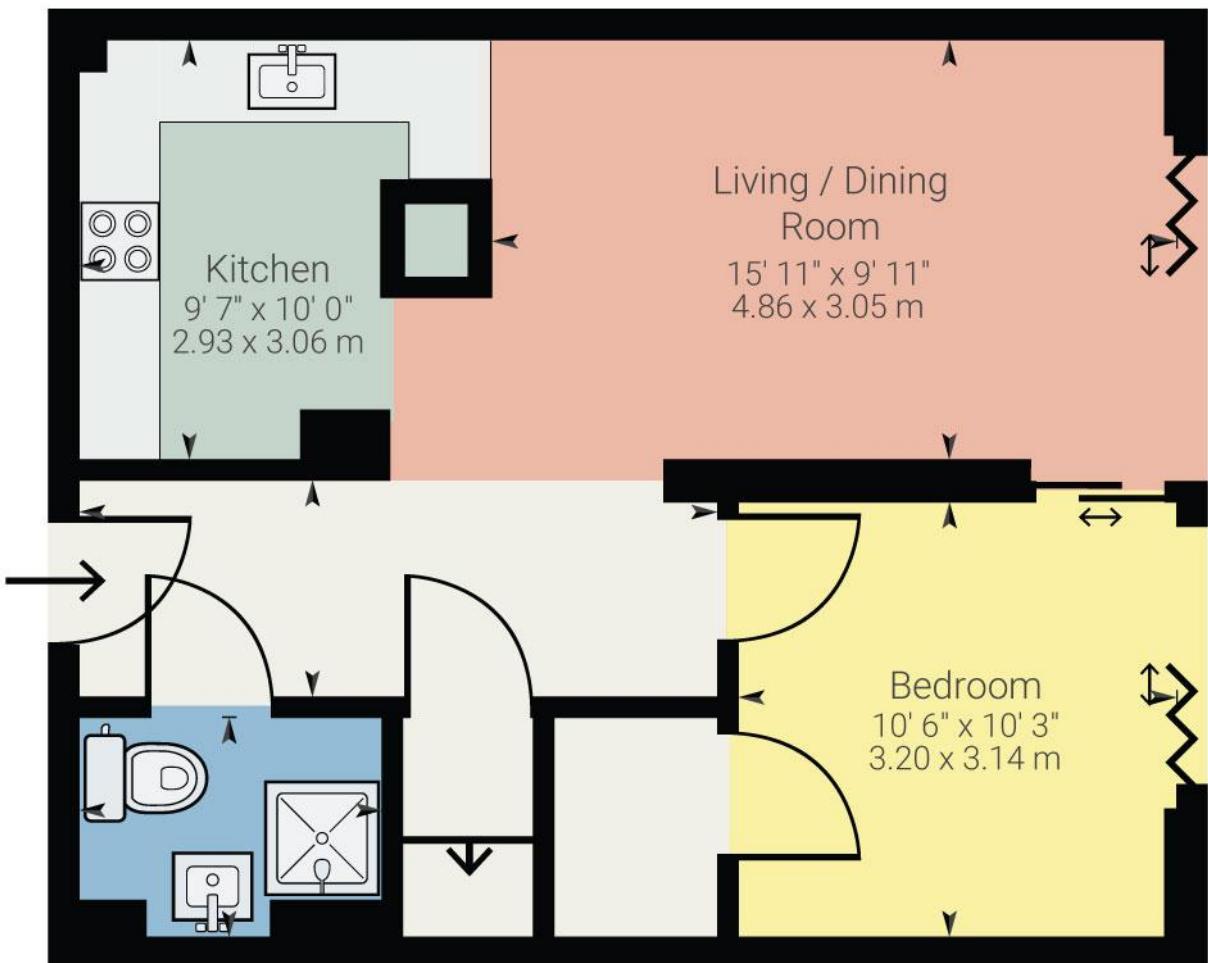
Bedroom



Bathroom



Patio



Approximate net internal area: 531 ft² / 49.33 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).

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