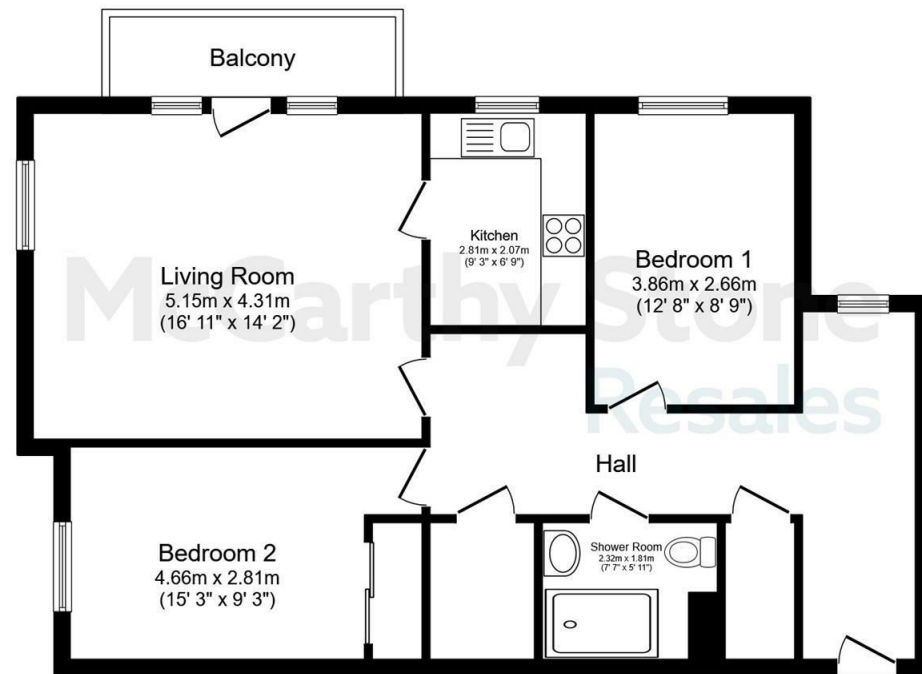


9 Lauder Court

16 Staneacre Park, Hamilton, ML3 7FY

PRICE REDUCED



Total floor area 78.7 m<sup>2</sup> (847 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
77	80	63	68

Council Tax Band: E



PRICE REDUCTION  
**Fixed Price £165,000 FREEHOLD**

Spacious dual aspect two bed retirement apartment with a generous balcony and views overlooking Hamilton Lawn Tennis Courts. The apartment benefits direct access via steps from the car park entrance.

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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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 reuse for commercial purposes is prohibited by the Copyright law McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



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# Lauder Court, Staneacre Park, Hamilton

## 2 Bed | Fixed Price £165,000

### Summary

Lauder Court was purpose built by McCarthy & Stone for retirement living. The development consists of 64 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the shower room and hall. The development includes a beautiful residents' lounge where you can meet your neighbours at the weekly coffee morning and the lounge is used as the hub for regular social activities or you can just sit and relax with a newspaper or magazine. The landscaped gardens are well maintained with courtyard areas with seating to enjoy the sunshine. There is a laundry room and guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies subject to availability, please check with the House Manager.

It is a condition of purchase that single occupants must meet the minimum age requirement of 60 years, in an event of a couple the second person must be over the age of 55 years.

### Local Area

Lauder Court is situated in Hamilton one of the largest towns in Scotland, situated 12 miles to the south east of Glasgow. Lauder Court is ideally situated on the edge of the town centre close to all amenities and services. These include a vast selection of local and high street retailers, excellent transport links by road and rail, nearby health services and a choice of sporting facilities.

### 9 Lauder Court

Apartment 9 benefits direct access to the apartment via steps from the car park entrance. This two bed apartment is located on Level one with a balcony and generous accommodation and if offered sold as seen. The apartment comprises of a hallway, living room, kitchen, 2 double bedrooms and shower room.

### Entrance Hall

Welcoming entrance hall with a good sized walk-in storage/airing cupboard and a further storage cupboard. There is a 24 hour emergency Care-line system with pull cord for peace of mind and pendants are provided. There are handy illuminated light switches, a smoke detector, apartment security door entry system with intercom. Doors lead to the bedrooms, living room and shower room.

### Living Room

Superb bright and spacious living room with dual aspect and benefits direct access to a generous balcony which overlooks Hamilton Lawn Tennis Club where you can enjoy watching the matches. There is plenty space to accommodate a dining table and chairs. There are light fittings, ample electric sockets, TV and phone points.

### Kitchen

Fully fitted kitchen with linoleum wood effect flooring and fitted roller blind. Stainless steel sink with lever taps. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and space to fit a washer/dryer if you wish. Under pelmet lighting.

### Bedroom One

Double bedroom. There are ample raised electric sockets, TV and phone point.

### Bedroom Two

Good sized double bedroom with built in mirror wardrobe, ceiling lights, ample raised electric sockets, TV and phone point.

### Shower Room

Fully tiled and fitted with suite comprising of a generous shower enclosure with sliding doors, WC, vanity unit with sink and storage below and mirror storage cabinet above. Emergency pull cord for peace of mind.

### Additional Notes

Inclusions: Carpets, curtains, blinds, integrated appliances.

- Available now: Part Fibre to the Cabinet Broadband & Copper Broadband.
- Full fibre broadband estimated between now and December 2026 as advised by Openreach
- Mains water and electricity
- Electric night storage heating and wall mounted panel heaters
- Mains drainage

### Service Charge

- Cleaning of communal and external windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, 24-hour emergency call system, heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Current annual charge (Aug 2026) £3479.95

### Private Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is currently £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

