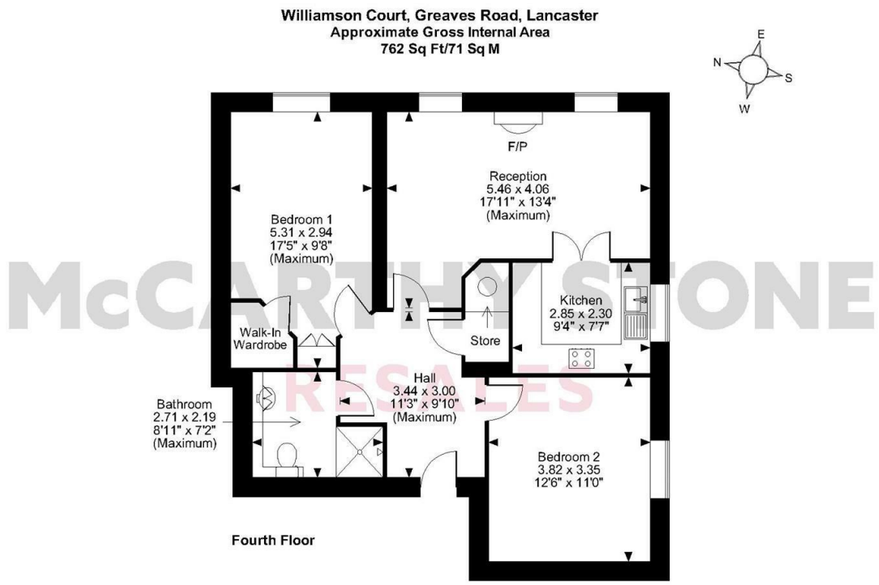
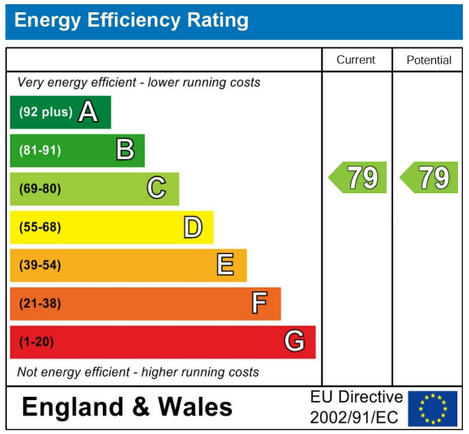
McCarthy Stone
Resales



McCARTHY STONE
RESALES

Council Tax Band: C



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The Property Ombudsman

McCarthy Stone
Resales

54 Williamson Court

142 Greaves Road, Lancaster, LA1 4AR

PRICE REDUCTION

Asking price £59,999 Leasehold

This stunning light corner TWO BEDROOM apartment is situated on the FOURTH FLOOR of Williamson Court, a McCarthy Stone retirement development. The property benefits from being ENERGY EFFICENT and REDECORATED AND RECARPETED throughout.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

142 Greaves Road, Lancaster

2 Bed | £59,999

PRICE REDUCED

Summary

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.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom.

Lounge

Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom One

Benefiting from a walk-in wardrobe. Ceiling lights, TV and phone point.

Bedroom Two

Spacious second bedroom. Ceiling lights, TV and phone point.

Wet Room

Fully tiled and fitted with suite comprising of wet room with over head shower. WC, vanity unit with sink and mirror above.

Service Charge

- Estate Manager
- CQC registered care staff on-site 24-hours a day
- One hour of domestic support per week is included in the service charge
- Running of the on-site restaurant
- Cleaning of all communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment window Cleaning (outside only)
- 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
- Intruder alarm system

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

Annual service charge of £14,210.48 for financial year ending 30th June 2027.

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 Estate Manager on site for availability.

Ground Rent

Lease: 999 year from 1st June 2016
Ground rent: £510 per annum
Ground rent review: 1st June 2031

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage