



Carnforth

£140,000

Apartment 38, Keerford View, Lancaster Road, Carnforth, Lancashire, LA5 9EE

This beautifully presented two-bedroom second-floor apartment enjoys a desirable position at the front of the Keerford View development, offering bright, spacious accommodation with the convenience of both lift and stair access.

Keerford View is an exclusive development for those aged 60 years and over, designed and built by McCarthy & Stone, a name synonymous with quality retirement living. Each apartment has been thoughtfully planned to provide independence, comfort, and security in equal measure.

Quick Overview

- Well Presented Second Floor Apartment
- Two Double Bedrooms
- Generous Living Areas
- No Chain Delay
- Exclusive to Over 60's
- Well Maintained Communal Gardens
- Close to Local Amenities
- Convenient Location with Great Transport Links
- Allocated Parking Space
- Ultrafast Broadband Available*



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Ultrafast
Broadband



Allocated Parking
Space

Property Reference: C2682



Kitchen



Living Room



Bedroom One



En-Suite

The accommodation is both modern and well-proportioned throughout. The spacious living room is flooded with natural light, creating a welcoming space to relax or entertain. The contemporary fitted kitchen is finished to a high standard, offering a range of wall and base units complemented by integrated Bosch appliances, providing both style and practicality.

The apartment benefits from two generous double bedrooms. The principal bedroom features a walk-in wardrobe, together with a modern en-suite shower room comprising a walk-in shower, vanity wash basin, and WC. The second double bedroom offers versatile accommodation, ideal for guests, hobbies, or a separate dining or study space. A separate utility room provides additional storage and practicality, while the contemporary main bathroom is beautifully appointed with quality fixtures and fittings including walk in shower, vanity wash basin and WC.

Keerford View has been designed with residents' comfort and peace of mind at its heart. There is a 24-hour emergency call system, a secure entry system, and a House Manager available during working hours to provide support and assistance. The Homeowners' Lounge is a welcoming communal space where residents can relax or socialise with neighbours, family, and friends. For visiting guests, a Guest Suite is available to book for a small nightly charge (approximately £25 per night, subject to availability).

The service charge includes maintenance of the building, grounds and communal areas, together with window cleaning, buildings insurance, and energy costs for the communal spaces, allowing residents to enjoy a low-maintenance, worry-free lifestyle without the burden of external upkeep.

Accommodation (with approximate dimensions)

Living Room 24' 9" x 11' 3" (7.54m x 3.43m)

Kitchen 9' 4" x 7' 11" (2.84m x 2.41m)

Utility 4' 8" x 6' 6" (1.42m x 1.98m)

Bedroom One 23' 11" x 10' (7.29m x 3.05m)

En-Suite 7' 6" x 5' 11" (2.29m x 1.8m)

Walk in Wardrobe 4' 9" x 6' 10" (1.45m x 2.08m)

Bedroom Two 18' 11" x 9' 10" (5.77m x 3m)

Bathroom 5' 4" x 7' 2" (1.63m x 2.18m)

Property Information

Tenure Leasehold. Subject to the remainder of a 999 year lease dated the 1st June 2017. A copy of the lease is available for inspection at the office. Service Charge is £355pcm. Ground Rent is £498 per annum.

Services Mains water and electricity.

Council Tax Band C - Lancaster City Council.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions From the Hackney & Leigh Carnforth Office, turn right and proceed north on Market Street. Turn right at the traffic lights onto Lancaster Road and continue past Tesco. Keerford View is located at the top of the hill just after the BP garage on the right hand side. The allocated parking space and visitors space can be found to the rear of the building.

What3Words ///blaring.asterisk.beeline

Viewings Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations 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 completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom Two



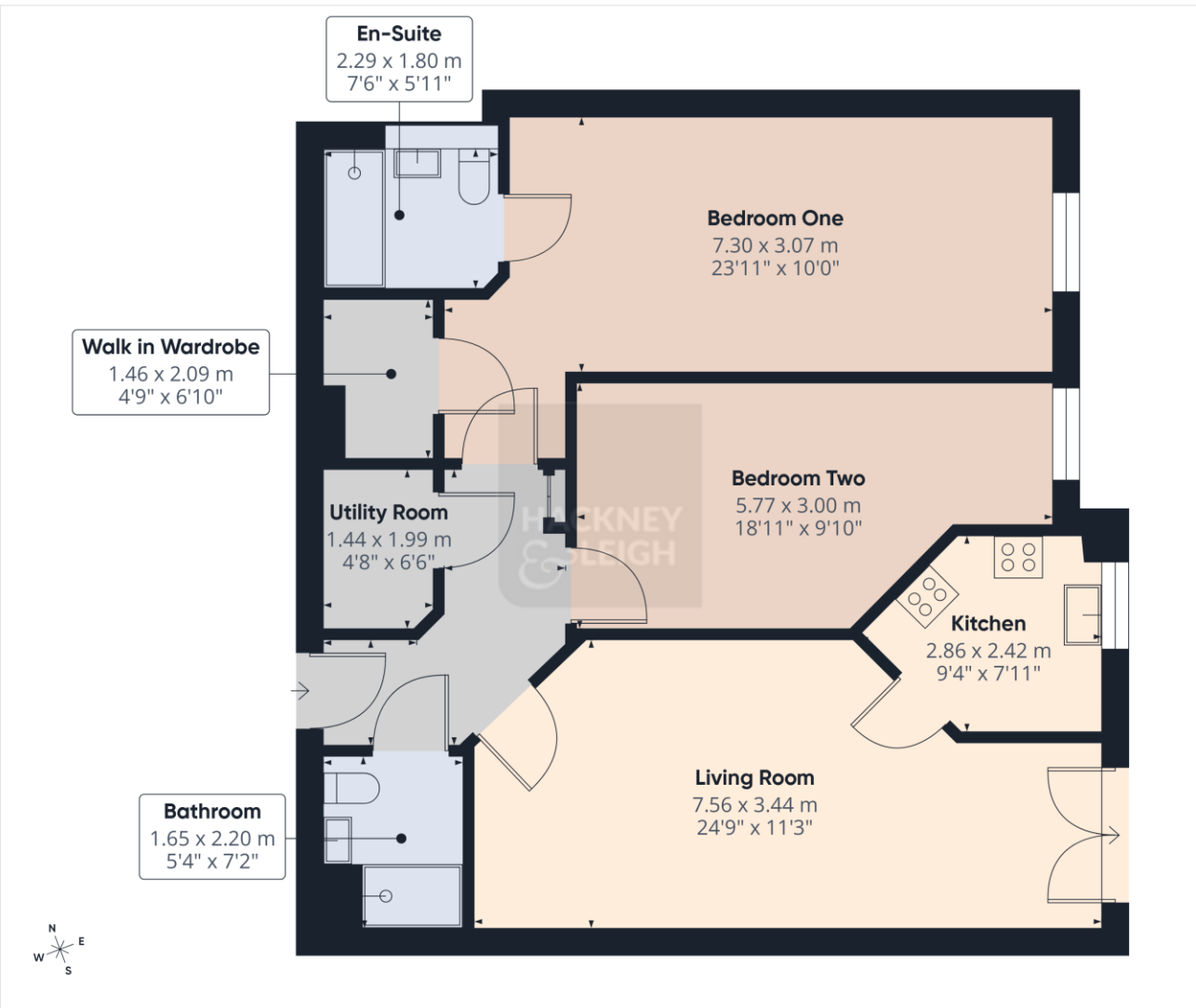
Bathroom



Communal Reception Room



Communal Grounds/Gardens



Approximate total area^m
85.7 m²
922 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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