



## Carnforth

**£150,000**

Apt 25 Keerford View  
152 Lancaster Road  
Carnforth  
Lancashire  
LA5 9EE

An easy to maintain one bedroom first floor apartment built for and exclusive to those aged 60 years and over which enjoys a Juliet balcony from the living room, whilst benefiting from a walk in wardrobe from the main bedroom and Sky/Sky+ connection points.

The Homeowners Lounge is a communal area, to be enjoyed freely by all who lives within the complex and their family and friends offering a lovely environment to socialise whilst also including a guest suite for overnight visitors, plus a 24hr emergency call and security door system.

Property Ref: C2186





Living Room



Kitchen

**Description** Keerford View has been designed for comfortable retirement living for anyone over the age of 60 years. Built and constructed by McCarthy and Stone, they have created modern apartments to meet each individual need, with walk in wardrobe to the main bedroom, Sky/Sky+ connection points in the lounge. There is a 24hr emergency call and security door system plus a manager on site during work hours to make you feel safe at home and to assist with any requirements. The service charge covers all external maintenance from gardening and landscaping, external window cleaning, building insurance and security system. As well as the energy costs for communal homeowners lounge and other communal areas all covered so need to worry about any maintenance cost. The Homeowners Lounge is free to be enjoyed by all who lives within the complex and their family and friends offering a lovely environment to socialise. There is also the Guest Suites for any loved ones which have travelled from afar (approx £25 per night - subject to availability).

**Location** Located at the northeast end of Morecambe Bay, Carnforth offers much to its residents such as the Leighton Hall, Carnforth Bookshop with over 100,000 second-hand antiquarian books, carnforth railway station and Nether Kelleys Farmers Market is a must see attraction, held on the second Sunday of every month at the Village Hall. All of these only being short half a mile away from the development, boasting perfect central location. Other amenities such as Tesco supermarket stands just 800m, plus Aldi and Booths within a mile. You can also find a bus stop directly outside the development if required.

**Accommodation (with approximate dimensions)**

**Entrance Hall** Front Door leads to a large entrance hall includes a 24-hour Tunstall emergency response system, illuminated light switched, smoke detector, apartment security door entry system with intercom and emergency pull cord are all located in the hall.

**Utility Room** 6' 3" x 5' 3" (1.91m x 1.6m) From the hallway there is a door to a utility room/walk in storage cupboard housing the boiler with plumbing for a washer/dryer.

**Living/ Dining Room** 23' 1" x 11' 3" (7.04m x 3.43m) Offering a bright and airy space with double opening doors to a Juliet balcony to enjoy with ample space for dining. There is an electric fire place with stone effect surround which acts as a main feature. Raised electric sockets for easy access, TV and telephone points.

**Kitchen** 7' 9" x 5' 9" (2.36m x 1.75m) Full equipped kitchen with a range of wood effect wall and base unites for a granite effect worktops, stainless steel sink with mono lever tap and drainer. Integrated appliances includes a raised level oven, ceramic hob with over head extractor and integral fridge freezer. UPVC double glazed windows, ceiling light pints, under pelmet lighting, power points.



Bedroom

**Bedroom** 21' 8" x 9' 8" (6.6m x 2.95m) Large spacious bedroom with floor to ceiling window offering lots of natural light. Housing a walk in wardrobe with fitted shelves and changing rails. Fitted carpets, ceiling light point, TV, telephone and power points.

**Shower Room** Fitted with three piece suite comprising of a low level WC, built in vanity cabinet with inset hand wash basin and walk in shower with adjustable shower head and hand rail. Also holds a illuminated mirror, shaving point, electric heated towel rail, extractor fan and emergency pull cord.

**Outside** There is parking available you can enquire a parking permit which is usually priced at £250 per annum by may vary by development. Permits are usually on a first come, first come basis. Please confirm with the House Manager on site for availability

**Services** Main electric, mains water and mains drainage. Ground rent is approx. £425 per annum, Service charge 2,255.39 per annum. this includes water rates, buildings insurance, grounds maintenance, window cleaning, communal cleaning. Full list available in office.

**Tenure** Leasehold - with the remainder of a 994 year lease.

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office.

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



Shower Room

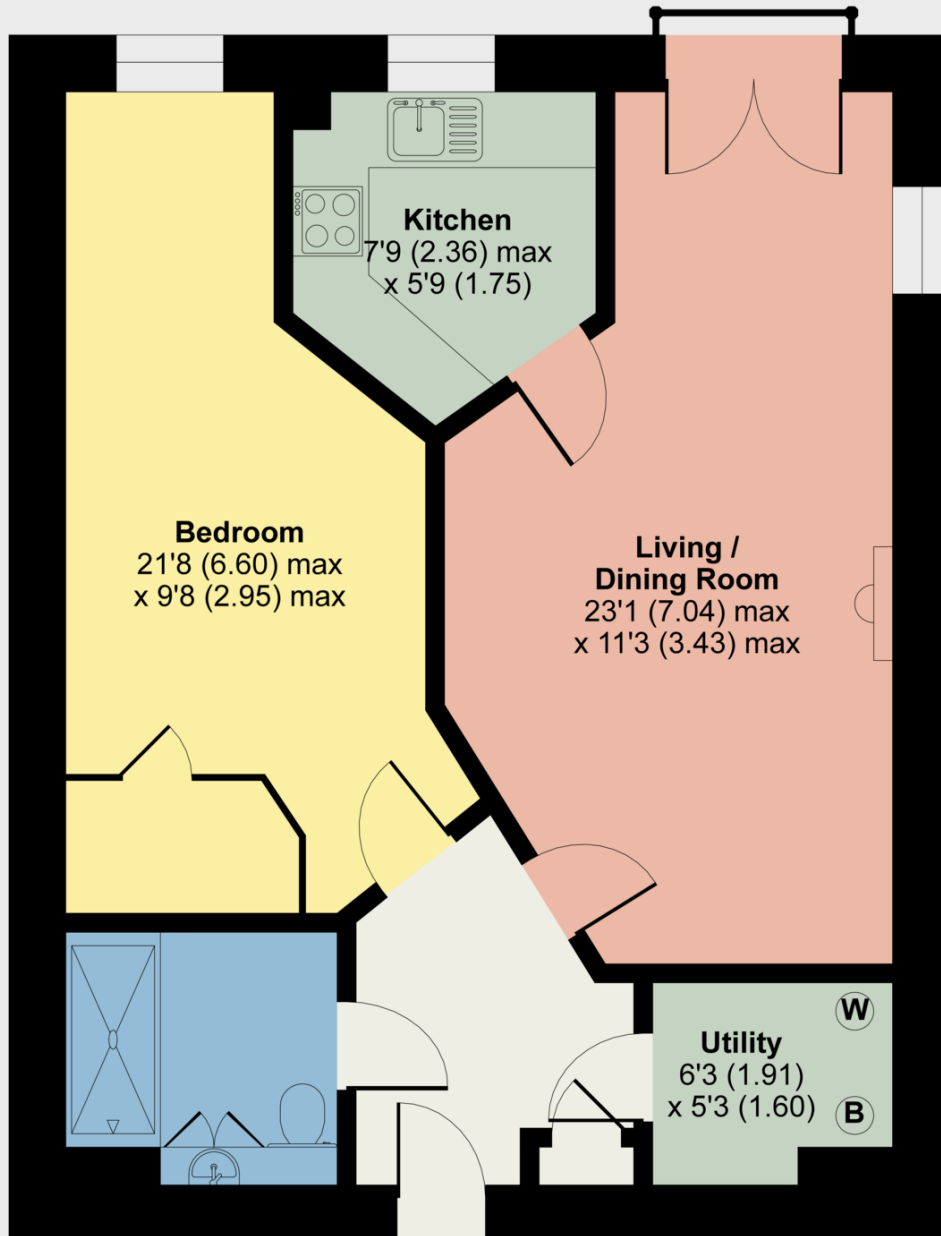


Communal Lounge

# Lancaster Road, Carnforth, LA5

Approximate Area = 629 sq ft / 58.4 sq m

For identification only - Not to scale



## FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2021. Produced for Hackney & Leigh. REF: 841862

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