

40
YEARS

1982 - 2022

HACKNEY
& LEIGH



Carnforth

£260,000

Apartment 29 Keerford View, 152 Lancaster Road, Carnforth, Lancashire, LA5 9EE

An easy to maintain, larger than average second floor two bedroom apartment with parking space, built for and exclusive to those aged 60 years and over which enjoys a rear facing Juliet balcony from the living room overlooking the garden, whilst benefiting from a walk in wardrobe and en-suite bathroom from the main bedroom and Sky/Sky+ connection points. The owners have added additional storage facilities throughout plus a dishwasher and a walk-in bath to the standard fittings.

The Homeowners Lounge is a communal area, with internet access, to be enjoyed freely by all who live 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.

Quick Overview

- Two Bedroom Retirement Apartment
- Open Plan Living/Dining Room
- Rear Facing Overlooking Gardens
- Camera System at Entry Doors
- No Onward Chain
- Well Tended Communal Grounds
- Service Charges and Restrictions Apply
- Convenient to Shops and Amenities
- Parking Space Included
- Ultrafast (330Mb) Broadband Available*



2



2



1



B



Ultrafast
Broadband



Allocated
Parking

Property Reference: C2205



Open Plan Living/Dining Room



Kitchen



Bedroom One



En-Suite Bathroom

Property Overview Entrance through the main building via key fob into the communal foyer, you can take either the lift or the stairs to the second floor where you will find the door for the apartment.

Open through to the apartment which benefits from underfloor heating and USB ports to most sockets. The entrance hallway has a 24-hour Tunstall emergency response system, useful storage cupboard and access to the main shower room, comprising of; double shower cubicle and a vanity w/c, sink unit with LED sensor mirror and shaver point, heated towel radiator, part tiled walls and tiled flooring.

From the hallway straight ahead is entrance to the open plan living/dining room, a large light and airy room with Juliet balcony and a second double glazed window overlooking the communal rear gardens and towards the local cricket pitch. Fitted with an electric freestanding feature fire and ample space for dining table and chairs. Useful shelved storage cupboard housing the hot water cylinder, Vent Axia clean air system and Bosch washer/dryer.

Just off from the living room you will find the kitchen, fitted with a range of wall and base units with complimentary working surfaces and a stainless steel sink and drainer. A range of fitted appliances include Bosch oven, Bosch extractor fan, Bosch fridge, Bosch freezer, Miele dishwasher and a Schott electric hob.

Down to the right of the entrance hall you can find two double bedrooms, both light spacious rooms are fitted with double glazed windows overlooking the rear communal gardens. Bedroom One has the benefit of a separate walk-in wardrobe with shelving and light and an en-suite bathroom. Fitted with a three piece suite comprising; walk-in bath with shower over and a powered seat belt (if required), a vanity w/c, sink unit with LED sensor mirror and shaver point, large thermostatically controlled heated towel radiator, part tiled walls and tiled flooring. Bedroom Two has a fitted double wardrobe.

Parking An allocated parking space is included within the sale. There are extra visitors parking spaces.

Outside There are communal grounds for the homeowners to enjoy including well tended lawns, planted shrubs, flowers and trees, places to sit out on a summers day e.g. to watch the cricket or just to relax.

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 Kellets 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.

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 ///hoped.quitter.lamplight

Accommodation (with approximate dimensions)

Kitchen 9' 4" x 7' 10" (2.84m x 2.39m)

Open Living/Dining Room 18' 11" x 18' 10" (5.77m x 5.74m)

Bedroom One 23' 9" x 13' 6" (7.24m x 4.11m)

Bedroom Two 18' 8" x 9' 7" (5.69m x 2.92m)

Property Information

Services Mains Electricity, mains water and drainage.

Council Tax Lancaster City Council – Band C.

Tenure Leasehold - Held on a balance of 999 years from 1st June 2017. Service charge is currently £4,159 per annum which includes water rates, buildings insurance, grounds maintenance, window cleaning, communal cleaning. Full list available in office

Ground rent is approximately £495 per annum.

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



Bedroom Two



Shower Room



Communal Grounds

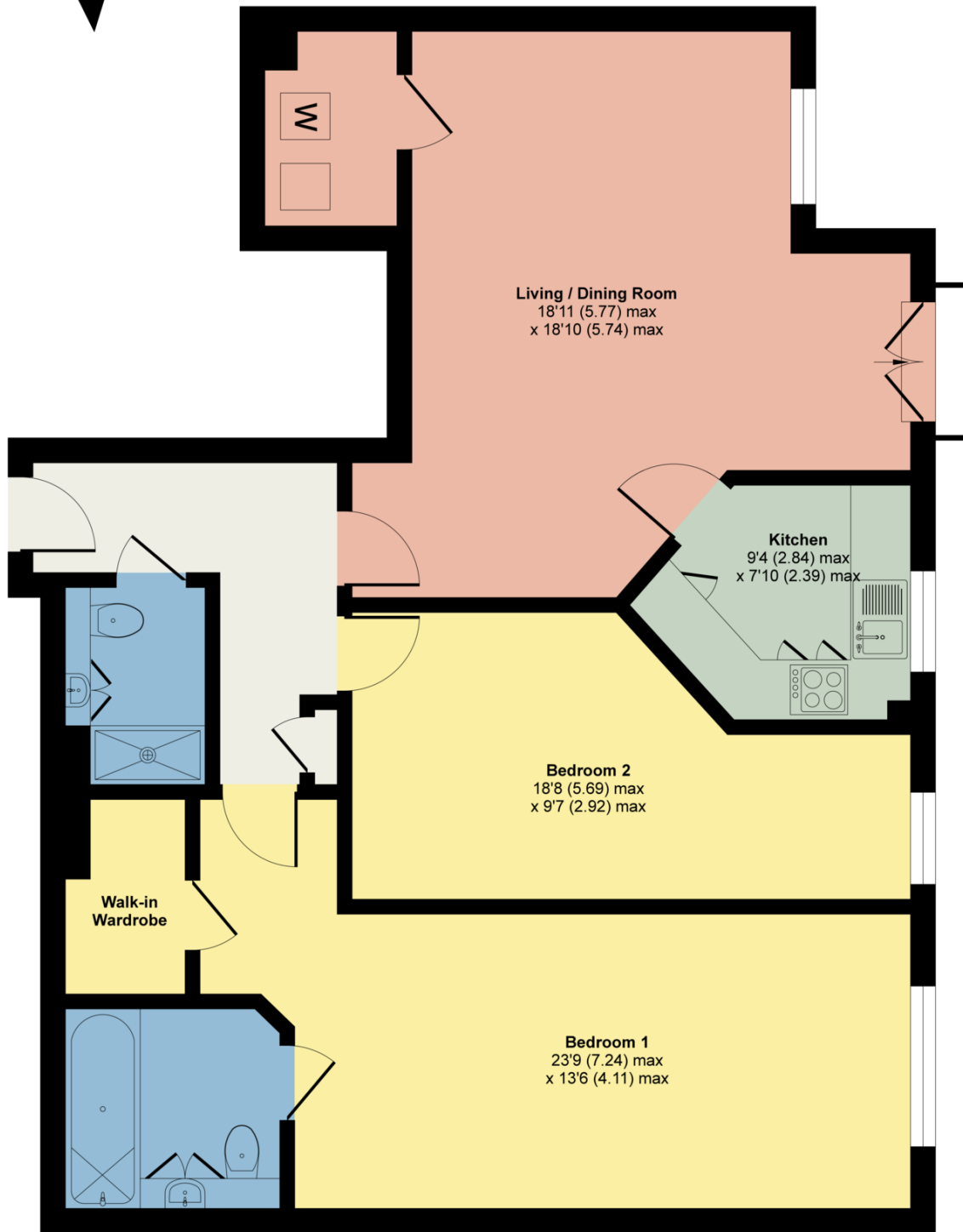


Communal Grounds

Lancaster Road, Carnforth

Approximate Area = 950 sq ft / 88 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 869624

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