



Kirkby Lonsdale

£290,000

25 Queen Elizabeth Court , Tram Lane, Kirkby Lonsdale, Carnforth, LA6 2FF

This well-presented second floor retirement apartment is pleasantly located within the market town of Kirkby Lonsdale. Forming part of a development by McCarthy & Stone and exclusive for those aged 60 years and over. Being within easy reach of all the local amenities including public transport services, Booths supermarket, shops, bank, Boots the chemist, post office, church, cafes and restaurants.

The well-proportioned accommodation provides secure open plan living arrangements and comprises of an entrance hall with storage cupboard, sitting/dining room, fitted kitchen, double bedroom with walk in wardrobe and en-suite shower room, a further double bedroom and separate shower room, lovely balcony and handy store. Benefiting from 24-hour emergency call assistance through pull cord system, telephone entry system, underfloor heating and double glazing throughout. Queen Elizabeth Court boasts communal areas that include a lift, homeowners lounge and kitchen, a guest suite for overnight visitors, mobility scooter store and delightful landscaped gardens outside

Quick Overview

Second Floor Retirement Apartment
Two Bedrooms, Two Bathrooms (One En-Suite)
Tastefully Modernised Throughout
Private Balcony
Communal Areas
Located in the Centre of the Thriving Town of
Kirkby Lonsdale
Approximately 125 Yards to Nearest Bus Stop
and Grocery Shop
Service Charges and Restrictions Apply
24-hour Emergency Call System and Camera
Door Entry System



2



2



1



B



Superfast
Broadband



Off Road
Parking

Property Reference: KL3409



Kitchen



Living/Dining Room



Bedroom Two



Living/Dining Room

Property Overview

From the communal entrance take the lift to the second floor and enter the apartment through a hard wood door. The entrance hall has a telephone entry system and a useful storage cupboard housing the boiler and electric meter.

The open plan layout takes you straight to the living/dining room, with folding patio doors leading to the private balcony making this room very light. The kitchen comprises of a range of soft close wall, base and drawer units with complementary work surface incorporating a stainless steel double sink and drainer with a mixer tap. Integrated appliances include an integrated oven and Neff ceramic hob with stainless steel cooker hood extractor, Neff fridge freezer and Neff washing machine.

The second double bedroom is located next to the living room with a partition wall between, also having sliding doors leading onto the patio making this room light and bright. Next door is the modern shower room which comprises; walk-in-shower, pedestal sink with light up mirror above, W.C, heated ladder radiator and complementary tiled walls and flooring.

At the end of the hallway you will find the Master suite, a good size double bedroom with a window the rear aspect. This room benefits from a large walk-in dressing room and en-suite that consists of; walk-in-shower, vanity sink with light up mirror above, W.C, heated ladder radiator and complementary tiled walls and flooring.

Location Kirkby Lonsdale has been voted one of the top places to live in the North West of England for the fourth year in a row. With its range of independent shops, restaurants and bars, it is the ideal base from which to explore the surrounding spectacular countryside. The town is famous for John Ruskin View and Devils Bridge. The river 'Lune' runs through the town providing a lovely circular walk for all.

The M6 is a short 10-minute drive away to Junction 36, providing easy access to Southern and Northern parts, as well as local towns such as Kendal and only 20 Miles to the ever popular Lakes District National Park.



Balcony



Balcony



Bedroom One



En-Suite



Bedroom Two



Shower Room

Accommodation: (With approximate measurements)

Kitchen 10' 1" x 8' 6" (3.07m x 2.59m)

Living Room 17' 3" x 10' 0" (5.26m x 3.05m)

Bedroom Two 12' 6" x 10' 4" (3.81m x 3.15m)

Bedroom One 20' 6" x 10' 1" (6.25m x 3.07m)

Walk in Wordrobe 10' 3" x 4' 11" (3.12m x 1.5m)

Balcony 29' 1" x 5' 2" (8.86m x 1.57m)

Property Information:

Parking Permit

Parking is by allocated space, please check with the House Manager for availability. The fee is circa £250 per annum.

Services:

Mains water, drainage and electricity. Underfloor heating.

Tenure:

Leasehold - with the remainder of a 125 year lease.

We understand the current service charge is approx. £314.27 per month which includes;

- Cleaning of communal windows and external apartment windows
- Water rates for communal areas and apartments
- 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

Conditions applying to ownership

It is a condition of purchase that all residents must meet the age requirements of 60 years.

Council Tax:

Westmorland and Furness Council - Band C

Viewings:

Strictly by appointment with Hackney & Leigh Kirkby Office.

Energy Performance Certificate:

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

What3Words:

<https://what3words.com/limbs.companies.usage>



Communal Area



Communal Seating Area



Communal Entrance



Communal Garden

Request a Viewing Online or Call 015242 72111

Meet the Team

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Viewings available 7 days a week
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Queen Elizabeth Court, Tram Lane, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 839 sq ft / 77.9 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). © nchecon 2023. Produced for Hackney & Leigh. REF: 977083

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