



Kirkby Lonsdale

£167,500

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

Welcome to 3 Queen Elizabeth Court, a purpose built, ground floor retirement apartment 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-presented accommodation comprises secure open plan living with an entrance hall and handy storage cupboard; living/dining room and well-fitted kitchen; a double bedroom with walk in wardrobe; shower room, patio area and handy store. Benefiting from 24-hour emergency call assistance through pull cord system, telephone entry system, underfloor heating and double glazing throughout.



Quick Overview

- One Bedroom Modern Apartment
- Exclusively For 60 Years Plus
- Walking Distance to Local Shops
- Private Patio
- Tastefully Decorated Throughout
- Located in the Centre of the Thriving Town of Kirkby Lonsdale
- Allocated Parking Available
- Communal Areas
- 24-hour Emergency Call System and Camera
- Door Entry System
- Superfast Broadband Available

Property Reference: KL3572



Modern Open Plan Kitchen/Living/Dining Room



Modern Open Plan Kitchen/Living/Dining Room



Modern Open Plan Kitchen/Living/Dining Room



Modern Open Plan Kitchen/Living/Dining Room

Property Overview

Enter the main door into the communal entrance hall, where you will find number 3 round to the right. Step into the entrance hall where the convenience of modern, open living spaces is immediately apparent, and hardwood flooring leads the way. A handy storage cupboard to the right provides ample space for storing coats and shoes.

Firstly, you are welcomed into the open plan living/dining room, filled with light from the sliding patio doors leading out onto the patio area, providing a great space for hosting visitors. There is also a sliding door opening into the bedroom.

The kitchen is well fitted with wall and base units, complementary worktops and upstand, and a stainless steel sink with drainer. Integrated appliances include a Neff oven, four ring hob with extractor over and a fridge/freezer.

The hardwood floor continues into the bedroom, with ample space for a double bed and additional furniture to suit, along with a walk in wardrobe and dressing space and sliding door out onto the patio. Finally, the bathroom presents a three piece suite with a walk in shower, vanity sink unit, W.C. and a heated ladder towel radiator with part tiled walls and flooring to complete the picture.

Accommodation with approximate dimensions:

Kitchen 9' 7" x 10' 0" (2.92m x 3.05m)

Living/Dining Room 15' 11" x 9' 11" (4.85m x 3.02m)

Bedroom 10' 6" x 10' 3" (3.2m x 3.12m)

Parking

Parking is by allocated space, please check with the House Manager on site for availability. The fee is approximately £250 per annum. Permits are available on a first come, first served basis.

Services

Mains electricity, water and drainage. Electric Central Heating.

Council Tax

Westmorland and Furness Council. Band B.

Tenure

Leasehold from 2014 for 125 years. The ground rent payment is £425.00 per annum with the next ground rent review taking place in 2029. Any further information can be obtained from McCarthy and Stone Management Services.

We understand the current service charge is approx. £3147.71 per year which includes:

- Cleaning of all external windows
- Water rates for communal areas and apartment
- Electricity charges for communal areas
- 24 hour emergency call system
- House Manager for 28 hours per week
- Garden maintenance
- Repairs and maintenance to the 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.

What3Words Location & Directions

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From the Market Square proceed up New Road turning left at Booths, take the second left onto Tram Lane and the development is on the right hand side.

Anti-Money Laundering Regulations (AML)

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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Bedroom



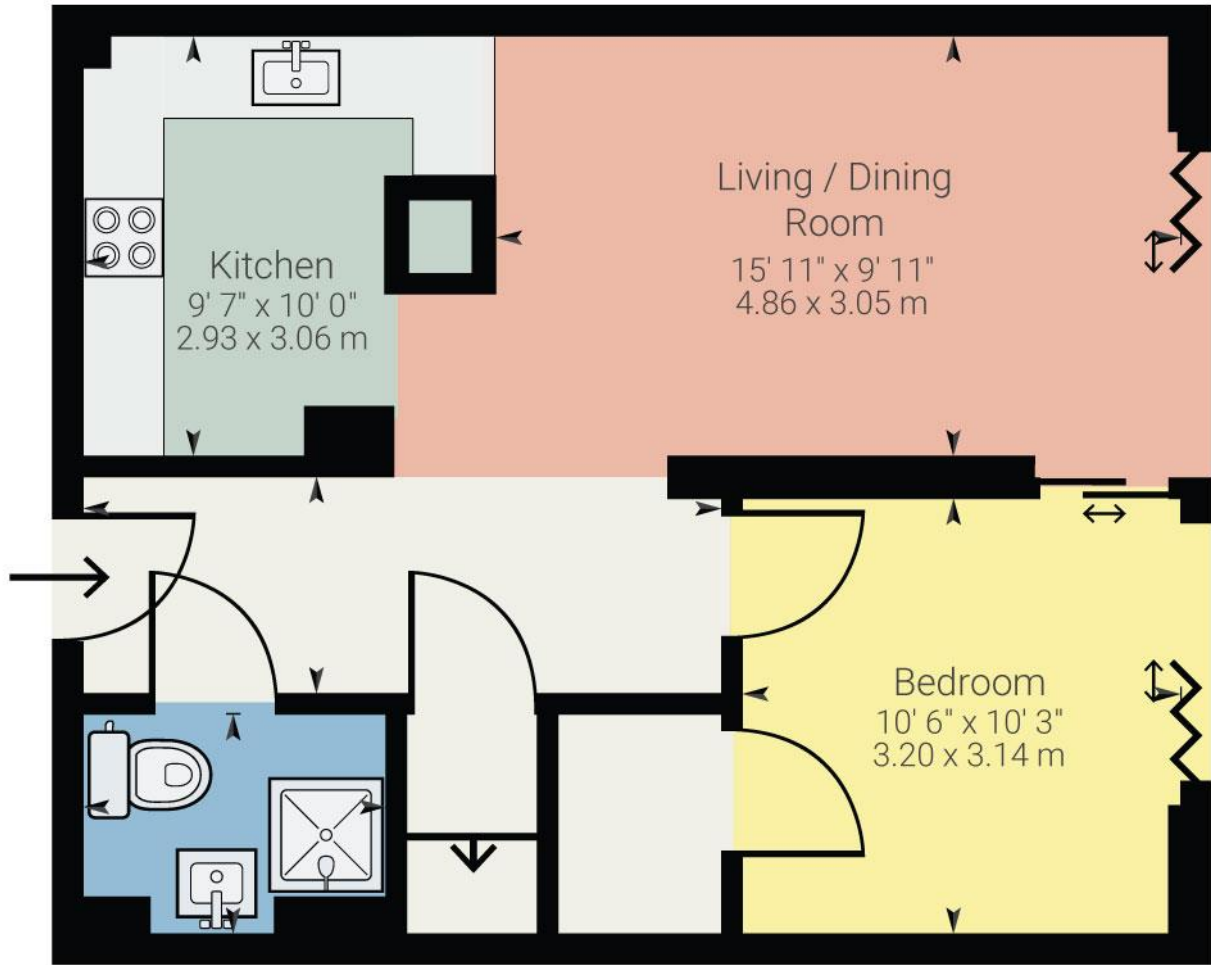
Shower Room



Private Patio



Queen Elizabeth Court



Approximate net internal area: 531 ft² / 49.33 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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