



**HACKNEY
& LEIGH**

Kirkby Lonsdale

£185,000

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

A well presented, first floor one bedroom retirement apartment, pleasantly positioned within the highly sought after market town of Kirkby Lonsdale. Forming part of a purpose-built development by McCarthy & Stone, Queen Elizabeth Court offers independent living, exclusively for residents aged 60 and over.

Quick Overview

One Bedroom Modern Apartment

Exclusively For 60 Years Plus

Walking Distance to Local Shops, Doctors &
Amenities

Large Balcony with Fell Views

Well Presented Throughout

No Onward Chain

Allocated Parking Available

Communal Areas with Guest Suite Availability

24-hour Emergency Call System and Camera

Door Entry System

Superfast Broadband Available



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Superfast
Broadband*



Allocated
Parking Available

Property Reference: KL3671



Entrance Hall



Open Plan Living/Dining Room



Open Plan Living/Dining Room



Kitchen

A well presented, first floor one bedroom retirement apartment, pleasantly positioned within the highly sought after market town of Kirkby Lonsdale. Forming part of a purpose-built development by McCarthy & Stone, Queen Elizabeth Court offers independent living, exclusively for residents aged 60 and over.

Ideally located, the property is just a short walk from a wide range of local amenities including Booths supermarket, doctors, the post office, Boots chemist, banks, cafés, restaurants, church, and excellent public transport links. It offers a perfect balance of comfort, convenience, and community in a picturesque town setting.

The accommodation includes a welcoming entrance hall with a storage cupboard, leading into a generous living/dining room which provides direct access to a private balcony, a lovely spot to enjoy a coffee in the morning sun, or in the afternoon shade on a hot summers day. The well-equipped kitchen is open to the living space and fitted with modern units and appliances, making it both functional and easy to maintain.

The comfortable double bedroom features a walk-in wardrobe offering excellent storage, with doors onto the balcony. A modern shower room is finished to a high standard. There is also an additional handy store/boiler room within the apartment for added practicality.

This home benefits from underfloor heating and double glazing throughout, ensuring year round comfort and energy efficiency. There are also TV/telephone points in the living room and bedroom. A 24-hour emergency call system is installed with pull cords in every room, alongside a secure telephone entry system for peace of mind. Residents also enjoy the use of a communal lounge, access to a house manager, and lift access to all floors.

Perfect for those seeking a low-maintenance, secure and sociable retirement lifestyle in a sought after market town.

Accommodation with approximate dimensions:

Kitchen/Living/Dining Area 9' 9" x 25' 10" (2.97m x 7.87m)

Bedroom 10' 1" x 10' 5" (3.07m x 3.18m)

Property Information

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.

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. £280.56pcm 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

Council Tax

Westmorland and Furness Council. Band B.

Services

Mains electricity, water and drainage. Electric Central Heating.

Energy Performance Certificate

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

What3words ///raven.behaving.custom

Viewings

Strictly by appointment with Hackney & Leigh.

Conditions applying to ownership

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

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 £60.00 (incl. 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).



Kitchen



Bedroom



Bathroom



Balcony



Approximate total area⁽¹⁾

48.6 m²
523 ft²

Balconies and terraces

8.4 m²
90 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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All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 09/10/2025.

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