



## Carnforth

£100,000

Apartment 26 Keerford View, 152 Lancaster Road, Carnforth, Lancashire, LA5 9EE

Located in the popular Keerford View development, this first-floor one-bedroom retirement apartment offers peaceful garden views, modern fittings, and comfortable, low-maintenance living for the over 60s. With lift access, on-site management, and welcoming communal facilities, it's the perfect blend of independence and community.

### Quick Overview

- One Bedroom Apartment
- Contemporary shower room
- Views over Rear Gardens
- Well Tended Communal Grounds
- Close to Local Amenities
- Camera System at Entry Doors
- Retirement Apartment
- Convenient Location with Great Transport Links
- Designated Parking Space
- Ultrafast Broadband Available



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Ultrafast  
Broadband



Off Road  
Parking

Property Reference: C2594



Kitchen



Utility



Bedroom



Bedroom

This delightful one-bedroom first-floor apartment is positioned at the rear of the development, offering a peaceful outlook over the beautifully maintained communal gardens. With both lift and stair access, this home combines ease of living with a wonderful sense of space, light, and tranquillity.

Keerford View is an exclusive development for those aged 60 years and over, designed and built by McCarthy & Stone, a name synonymous with quality retirement living. Each apartment has been thoughtfully planned to offer independence, comfort, and security in equal measure.

Inside, the accommodation is both modern and inviting. The bright and spacious living area features large windows that flood the room with natural light and provide lovely views across the gardens. The modern fitted kitchen includes a range of wall and base units, complemented by integrated Bosch appliances, creating a stylish and practical space for everyday cooking and entertaining.

The double bedroom benefits from a walk-in wardrobe, providing excellent storage and convenience. The contemporary shower room includes a walk-in shower, vanity sink unit, and WC, all finished to a high standard with modern fittings and elegant tiling.

Keerford View has been designed with residents' comfort and peace of mind at its heart. There is a 24-hour emergency call system, a secure entry system, and a House Manager available during working hours for support and assistance. The Homeowners' Lounge is a welcoming communal space where residents can relax or socialise with neighbours, family, and friends. For visiting guests, the Guest Suite is available to book for a small nightly charge (approx. £25 per night, subject to availability).

The service charge includes maintenance of the building, grounds, and communal areas, as well as window cleaning, building insurance, and energy costs for the communal spaces - meaning you can enjoy a worry-free lifestyle without the burden of external upkeep.

## Accommodation (with approximate dimensions)

**Entrance Hall** 6' 11" x 7' 2" (2.11m x 2.18m)

## Utility

**Bathroom** 6' 8" x 7' 2" (2.03m x 2.18m)

**Bedroom** 18' 0" x 9' 7" (5.49m x 2.92m)

**Living Area** 23' 2" x 10' 11" (7.06m x 3.33m)

**Kitchen** 9' 8" x 7' 10" (2.95m x 2.39m)

## Property Information

**Tenure** Leasehold. Subject to the remainder of a 999 year lease dated the 1st June 2017. A copy of the lease is available for inspection at the office. Service Charge is £2961.60 per annum and the Ground Rent is £425 per annum.

**Services** Mains water, drainage and electricity.

**Council Tax** Band B - Lancaster City Council.

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

**Directions** 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** ///blaring.asterisk.beeline

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



Bathroom



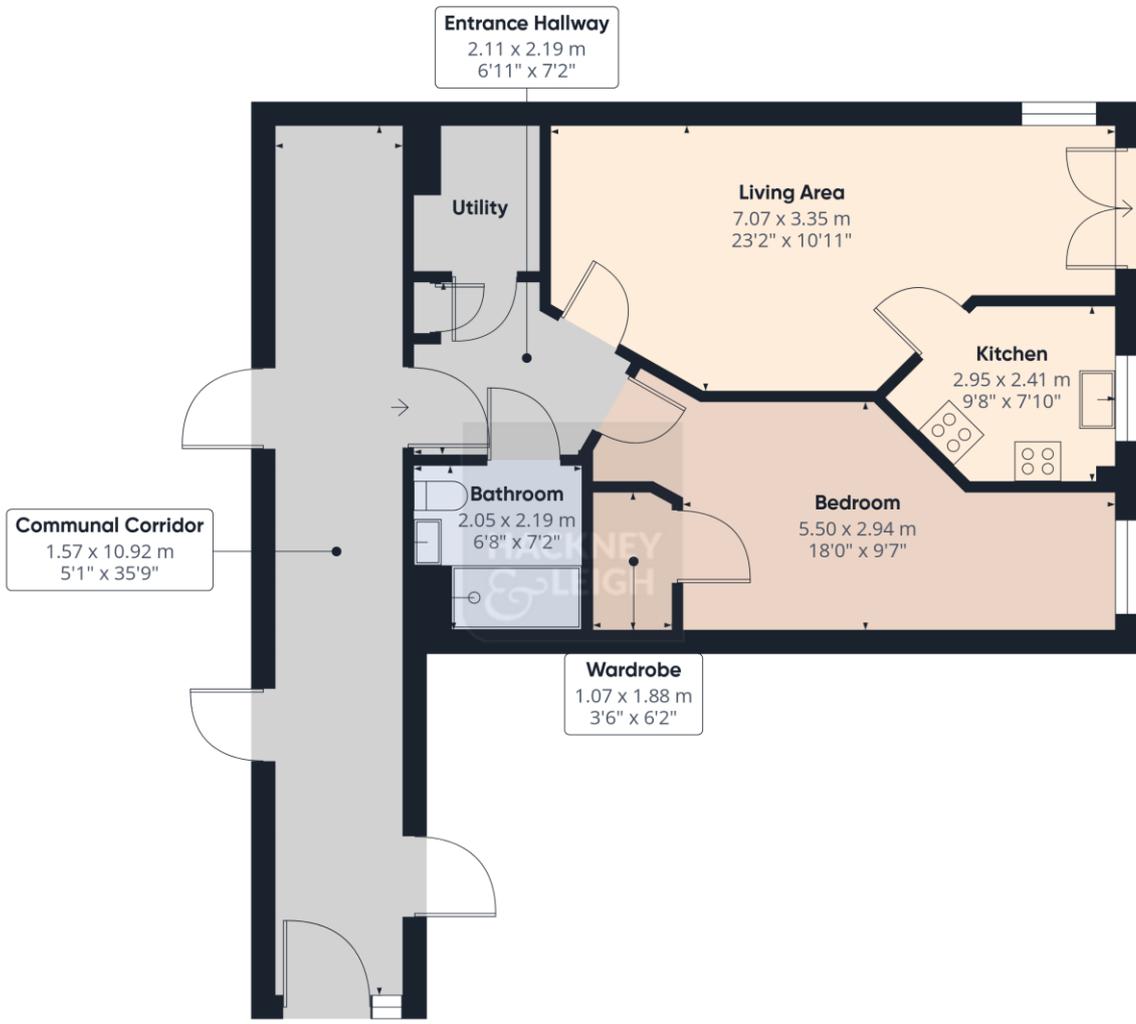
Living Area



Living Area



Keerford View



**Approximate total area<sup>m</sup>**  
72.2 m<sup>2</sup>  
776 ft<sup>2</sup>

(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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**Anti-Money Laundering Regulations** 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).

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