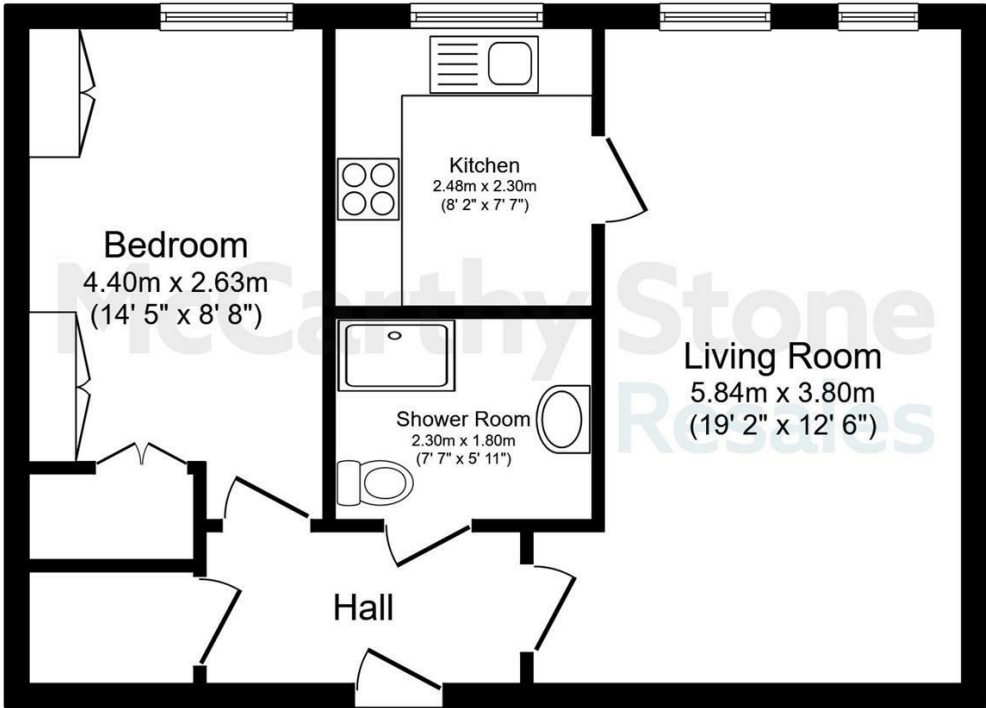


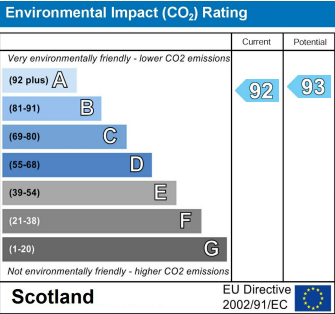
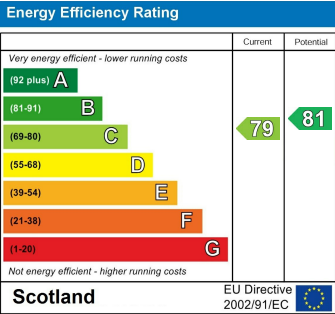
65 Lauder Court

16 Staneacre Park, Hamilton, ML3 7FY



Total floor area 48.6 sq.m. (523 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: D



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Lauder Court, Staneacre Park, Hamilton

Summary

Lauder Court was purpose built by McCarthy & Stone for retirement living. The development consists of 64 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the shower room and hall. The development includes a beautiful residents' lounge where you can meet your neighbours at the weekly coffee morning and the lounge is used as the hub for regular social activities or you can just sit and relax with a newspaper or magazine. The landscaped gardens are well maintained with courtyard areas with seating to enjoy the sunshine. There is a laundry room and guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies subject to availability, please check with the House Manager.

It is a condition of purchase that single occupants must meet the minimum age requirement of 60 years, in an event of a couple the second person must be over the age of 55 years.

Local Area

Lauder Court is situated in Hamilton one of the largest towns in Scotland, situated 12 miles to the south east of Glasgow. Lauder Court is ideally situated on the edge of the town centre close to all amenities and services. These include a vast selection of local and high street retailers, excellent transport links by road and rail, nearby health services and a choice of sporting facilities.

65 Lauder Court

A superb large configuration one bedroom apartment situated on Level 5 with elevated view overlooking the rear courtyard, Hamilton Lawn Tennis Club and beyond. The apartment comprises of entrance hall, living room, separate kitchen, bedroom and shower room. The communal laundry room is located on the 2 level and you will find the residents' lounge and guest suite on level 3. There is a lift available to all floors.



Entrance Hall

Welcoming entrance hall with a good sized walk-in storage/airing cupboard and a further two storage cupboards. There is a 24 hour emergency Tunstall Care-line system with pull cord for peace of mind plus pendant, illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedrooms, living room and shower room.

Living Room

Spacious living room benefiting a Juliet balcony providing natural light and plenty room for furniture and a dining table and chairs. There are attractive light fittings, raised electric sockets throughout, electric heating, TV and phone points.

Kitchen

Well appointed fitted kitchen with flooring, work surface, stainless steel sink with lever tap, built-in oven and ceramic hob with extractor hood. Integrated fridge, freezer.

Bedroom One

Good sized double bedroom with built-in wardrobe and overhead storage, with ample room for free standing bedroom furniture. There is a wall mounted electric heater, TV and phone point.

Shower Room

Fully tiled shower room with a generous shower enclosure and suite comprising a WC, vanity unit, wall mounted mirrored cabinet and emergency pull cord giving peace of mind. There is also a wall mounted heated towel rail and heater.

Inclusions & Additional Notes

Fitted carpets, floor coverings, integrated appliances

Service Charge

- Cleaning of communal and external windows



1 Bed | Offers over £130,000

- 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

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, 24-hour emergency call system, heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager. One bed currently service charge (Aug 2026) £2319.97 per annum

Private Parking (Permit Scheme)

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

