



McCarthy & Stone
RESALES



28 Queen Elizabeth Court Tram Lane, Carnforth, LA6 2FF
Asking price £199,950 LEASEHOLD

For further details
please call 0345 556 4104

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AN OPEN PLAN one bedroom McCARTHY AND STONE retirement living apartment with BALCONY situated on the FIRST FLOOR benefitting from SLIDING BI-FOLD DOORS to balcony, lounge and bedroom.

The Development

Queen Elizabeth Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 36 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 entrance hall and bathroom.

The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

Local Area

Queen Elizabeth Court is situated in Kirkby Lonsdale a historic market town between the Lake District National Park and the Yorkshire Dales National Park. Queen Elizabeth Court couldn't be better located for shops and amenities, with a Booths supermarket on hand and Post Office, medical facilities, shops, cafes and restaurants all located within a short distance of the development.

Queen Elizabeth Court is located close to the heart of Kirkby Lonsdale, on Tram Lane, and has excellent access to local transport links via bus stops close to the development, and the wider national transport network via the A65.

Entrance Hall

Front door with spy hole opens into the open plan

entrance hall. There is a door to a walk-in storage cupboard/airing cupboard with useful shelving. Illuminated light switches, smoke detector, apartment security door entry system with intercom and the emergency Tunstall 24-hour response pull cord are located in the hall. Doors lead to the bedroom and shower room.

Living Area

A spacious open plan living space with double glazed bi-fold doors to the walk-out balcony. TV and telephone points. Raised electric power sockets. Sliding partition wall to bedroom. Open plan lounge leads onto the kitchen.

Kitchen Area

A modern fully fitted kitchen with tiled floor and a range of high gloss base and wall units. Stainless steel sink unit, built in waist height oven electric oven, electric hob with extractor/filter over. Integrated fridge and freezer. Under wall unit lighting.

Bedroom

Double glazed bi-fold doors to balcony and sliding partition wall to sitting room. Television point and telephone point. Benefiting from a walk in wardrobe with rails and shelving.

Shower Room

Fully tiled and fitted with suite comprising of walk-in shower with thermostatic shower, low level WC, vanity unit with sink and mirror above. Shaver point and heated towel radiator.

Service Charge

- House Manager
- 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

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Car parking Permit Scheme-subject to availability

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

Leasehold Information

Lease Length: 125 years from 2014

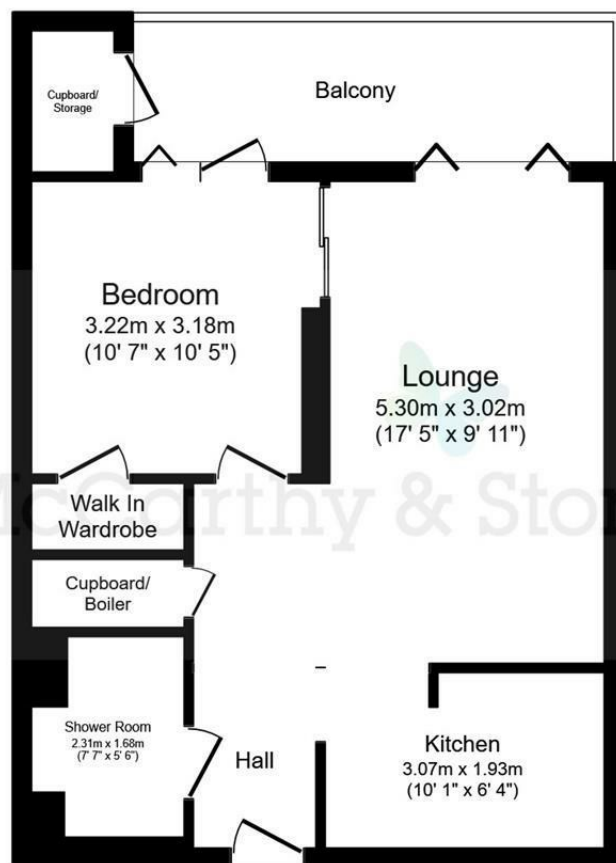
Ground rent: £425 per annum

Managed by: McCarthy and Stone Management Services

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








Second Floor

Total floor area 48.0 sq. m. (517 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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