



McCarthy & Stone

RESALES

ONE BED RETIREMENT APARTMENT

57 Lauder Court Staneacre Park, Hamilton, ML3 7FY



Offers over £128,000 FREEHOLD

For further details, please call 0345 556 4104

57 Lauder Court Staneacre Park, Hamilton, ML3 7FY

WELL PRESENTED ONE BEDROOM RETIREMENT APARTMENT WITH ELEVATED VIEW OVERLOOKING THE COURTYARD *LIFT ACCESS TO ALL FLOORS * PRIVATE PARKING (PERMIT) * RESIDENTS LOUNGE * GUEST SUITE * LAUNDRY ROOM

Lauder Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 66 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 bathroom and hall. The development includes a beautiful Resident lounge where you can meet your neighbours at the weekly coffee morning and the 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 and 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.

57 Lauder Court

Well presented one bed retirement apartment situated on Level 5 with lift access to all floors. Superb elevated view overlooking the Courtyard and well maintained grounds. The apartment is spacious and well appointed. Easy access to the apartment from the Stanacre Park entrance and car park.

Entrance Hall

Welcoming entrance hall with a walk-in storage cupboard/airing cupboard, illuminated light switches, smoke detector, apartment security door entry system with intercom and 24 hour Tunstall emergency pull cord located in the hall. Doors lead to the bedroom, living room and shower room.

Lounge

Spacious and light living room with dining recess by the Juliet Balcony. There are ample raised electric power sockets, TV and telephone points, two decorative ceiling lights and neutral fitted carpets throughout the living room, bedroom and hall. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Well appointed fully fitted kitchen with attractive flooring. Stainless steel sink with lever taps. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom One

Good sized bedroom with ample room for free standing furniture, built-in wardrobe. ceiling light and TV and phone point.

Extras

Carpets, curtains and blinds are included in the sale. Other items may be available under separate negotiation.



Shower Room

Fully tiled and fitted with suite comprising of a generous walk-in shower cubicle with sliding doors and handrail, WC, vanity unit with sink and mirror above. Emergency pull chord for peace of mind.

Service Charge

- Cleaning of communal 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, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the 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.

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.





Floor Plan

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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	84	85
	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.

McCarthy & Stone Resales Limited, 100 Holdenhurst Road,
Bournemouth, Dorset, BH8 8AQ
T: 0345 556 4104 - www.mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544