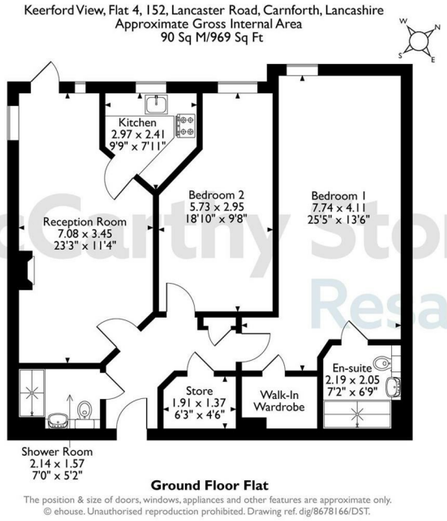
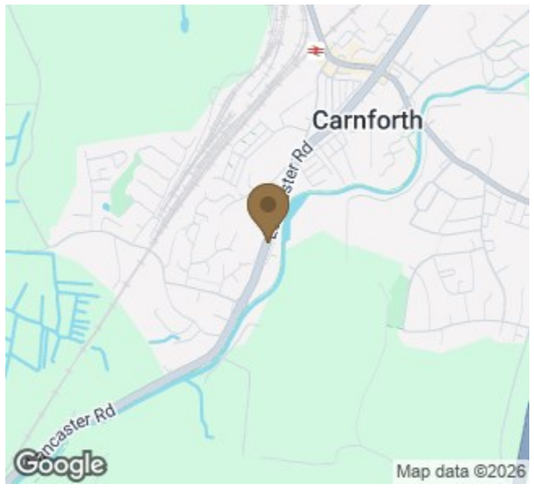
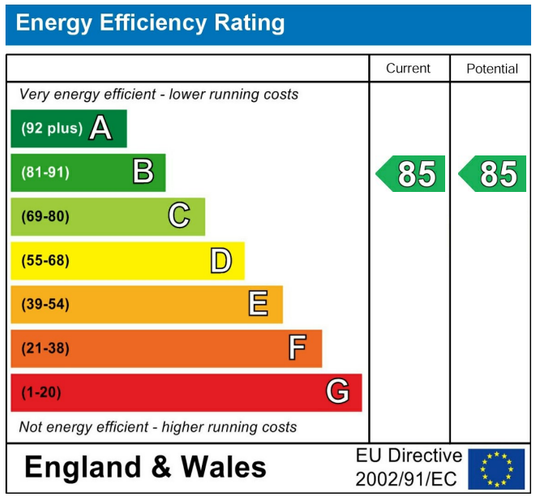
Excellent

Trustpilot

McCarthy & Stone
Resales.







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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







4 Keerford View

Lancaster Road, Carnforth, LA5 9EE

2 | 1 | Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 4 Keerford View could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £180,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- House Manager
- Less than half a mile to Carnforth Town Centre
- Exclusive over 60's development
- Part Exchange considered
- Landscaped gardens
- Residents lounge and guest suite
- Bus stop directly outside development
- 24/7 emergency call system and Camera door entry system
- Development backing onto Carnforth Cricket Ground
- Call McCarthy and Stone Resales to arrange a viewing on 0345 556 4104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

4 Keerford View, Carnforth

2 | 1 | Asking price £180,000

Keerford View
Keerford View was built by McCarthy & Stone and has been designed and constructed for modern retirement living for the over 60's. The apartment boast Sky/Sky+ connection points in lounge, walk-in wardrobe to the main bedroom and security door entry systems. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

Local area
Located at the northeast end of Morecambe Bay, Carnforth has many attractions, such as Leighton Hall, Carnforth Bookshop with more than 100,000 second-hand and antiquarian books and Carnforth railway station. Another must-see attraction is the Nether Kellett Farmers Market – held on the second Sunday of every month at the Village Hall. Our Retirement Living development boasts a central location, backing onto the beautiful Carnforth Cricket Club. Less than half a mile of all of the town's main amenities, including a Tesco supermarket just 800m away and a Booths and Aldi within a mile. A bus stop is also located directly outside the development.

Entrance Hall
Front door with spy hole and letterbox leads to the large entrance hall; the 24-hour Tunstall emergency response system, illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord are all located in the hall. From the hallway there is a door to a utility room/walk-in storage cupboard with plumbing for a washer/dryer. Further doors lead to the lounge, bedroom and shower room.

Lounge
A wonderfully bright and airy dual aspect lounge with ample space for dining table and chairs, with a fully glazed patio door opening doors to a private patio over looking the gardens . There is Living Flame style electric fire with stone effect surround which acts as an attractive focal point. Raised electric sockets, TV and telephone points. Partially glazed double door lead into the separate kitchen.

Kitchen
Fully fitted kitchen with a range of modern wood effect wall and base units with a granite effect work surface. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window above. Integrated appliances include a raised level oven, with an induction hob with cooker hood over and integral fridge freezer. and dishwasher Ceiling lights, plug sockets, under pelmet lighting and tiled flooring.

Master Bedroom
Spacious bedroom with floor to ceiling window. Ceiling light, TV and phone point, fitted carpets and raised electric power sockets. Doors leading to a walk-in wardrobe housing shelving and hanging rails and en-suite bathroom

En-suite
Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan

Bedroom Two
Double second bedroom which could be used for dining, this has the benefit with floor to ceiling window overlooking communal grounds. Ceiling lights, fitted carpets and raised electric power sockets.

Shower room
Partially tiled and fitted with suite comprising of level access shower with adjustable shower head and hand rail. WC, built- in vanity unit with inset wash basin and illuminated mirror above. Shaving point, electric heated towel rail, extractor fan and emergency pull cord.

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.

The annual service charge is £4,742.33 for financial year ending 30th June 2027.

Leasehold Information
Lease: 999 years from 1st June 2017
Ground rent: £495.00 per annum
Ground rent review: 1st June 2032
Managed by: McCarthy and Stone Resale
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Moving Made Easy & Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage













