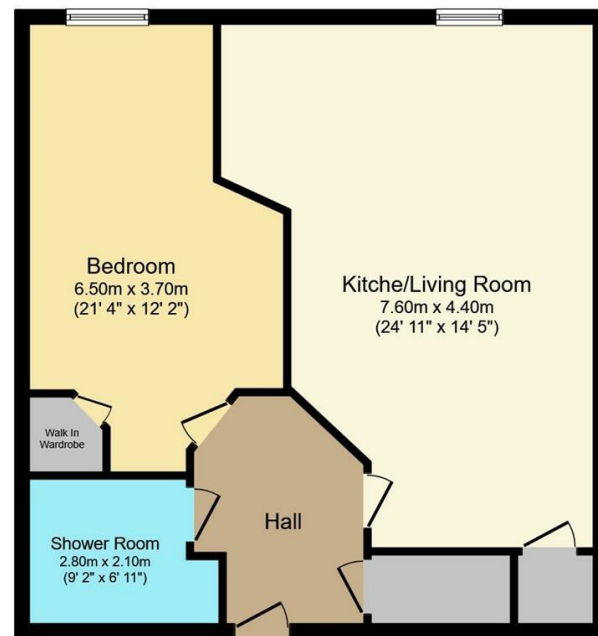


# McCARTHY STONE RESALES

## 36 WILLIAMSON COURT GREAVES ROAD, LANCASTER, LA1 4AR



**Floor Plan**

Floor area 71.0 sq. m. (764 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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### COUNCIL TAX BAND:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

# McCARTHY STONE RESALES

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**\*vendors incentives, sale to include stamp duty and the first years service charge\* A WELL PRESENTED one bedroom SECOND FLOOR apartment SITUATED WITHIN A DESIRABLE RETIREMENT LIVING PLUS DEVELOPMENT.**

**ASKING PRICE £110,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# WILLIAMSON COURT, 142 GREAVES ROAD, LANCASTER

1 BED | £110,000

Williamson Court was built by McCarthy & Stone and designed specifically for assisted retirement living for the over 70's.

The development consists of one and two-bedroom retirement apartments with design features to make day-to-day living easier. This includes beautifully equipped kitchens with waist height ovens to minimise bending, wet room with shower for ease of use, simple lever taps and slip resistant flooring.

As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their friends and family, at a very reasonable price. All the food is freshly prepared and we can cater for special dietary requirements.

Williamson Court Dutton Court also benefits from landscaped gardens and a guest suite for visitors who wish to stay (additional charges apply). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in all rooms.

## LOCAL AREA

Located in the North West, Lancaster is conveniently situated only a couple of miles from the coast nestled between Manchester and the Lake District. Set amidst spectacular scenery, the city offers easy access to the national road network and boasts strong rail links to the rest of the country.

A farmer's market takes place every second Wednesday at Market Square and offers an array of local produce available for purchase.

Lancaster's Norman Castle watches over the city and its sturdy walls enclose both a courthouse and a prison, the latter of which was closed in 2011. Other local heritage attractions are the Priory and Parish Church, both famed for their unique architecture.

Take a trip to Morecambe Bay and watch waders march up the shore or spot seals lazing in the sea. In addition to its unique wildlife, the area also boasts spectacular seascape views.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and bathroom.

## LOUNGE

A spacious lounge with ample room for dining. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights, fitted carpets, raised electric power sockets. Leading onto an open plan kitchen.

## KITCHEN

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap and drainer. Waist height oven, ceramic hob, cooker hood and integral fridge freezer.

## BEDROOM

Double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

## WET ROOM

Fully fitted with suite comprising of level access shower.

Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater, extractor fan and slip resistant flooring.

## SERVICE CHARGE

- Estate Manager
- CQC registered care staff on-site 24-hours a day
- One hour of domestic support per week is included in the service charge
- Running of the on-site restaurant
- Cleaning of all communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment window Cleaning (outside only)
- 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
- Intruder alarm system

Additional personal care and support is available at an extra charge. This can be from as little as 15 minutes per session which can be increased to suit your needs.

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

Service charge: £7,514.10 pa. (for financial year end 30/06/2022)

## CAR PARK 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 Estate Manager on site for availability.

## LEASEHOLD INFORMATION

Lease Length: 999 years from 2016

Ground rent: £435 per annum

Managed by: YourLife Management Services

