

McCARTHY STONE RESALES

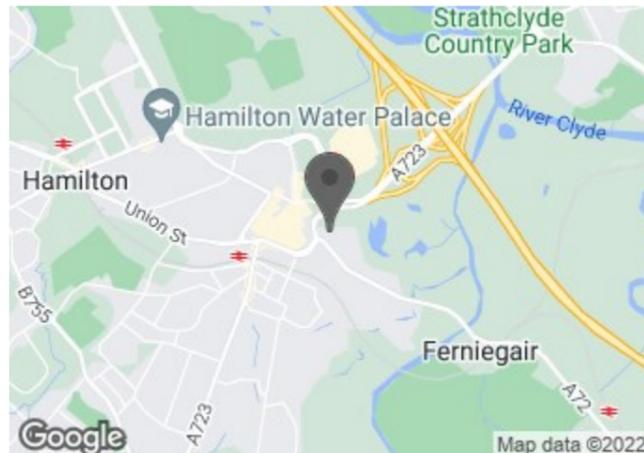
3 LAUDER COURT, STANEACRE PARK, HAMILTON, ML3 7FY



Total floor area 53.2 sq.m. (573 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: D

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	83	85	Scotland	75	77
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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SOLD AS SEEN** Large configuration ground floor one bed apartment with patio. Easy access to the car park and a communal lift close by serving all floor levels to enjoy the communal facilities on offer. Excellent amenities within walking distance.

OFFERS OVER £125,000 FREEHOLD

For further details, please call **0345 556 4104**
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LAUNDER COURT, STANEACRE PARK,

1 BED | OFFERS OVER £125,000

SUMMARY

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.

3 LAUDER COURT

Superb ground floor large one bed configuration apartment with patio. The decor is neutral throughout and the property is being sold as seen and does require some re-decoration. Ideally placed with easy access to the car park, and with lift access to use all the communal facilities on offer.

ENTRANCE HALL

Welcoming entrance hall with walk-in storage/airing cupboard. The 24 hour Tunstall emergency call system is located in the hall with a personal pendant alarm for peace of mind. There are illuminated light switches, a smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and bathroom.

LIVING ROOM

Spacious and bright lounge with room for a dining table and chairs. The French doors with direct access to the patio area where you can put a small patio table and chairs. There are TV and telephone points, decorative ceiling lights., fitted carpet and raised electric power sockets. The partial glazed door leads onto a separate kitchen.

KITCHEN

Well appointed fully fitted kitchen with roll top work surface and attractive floor covering. Stainless steel sink with lever tap, built-in oven, ceramic hob with extractor hood. Integrated fridge and freezer. Roller blind frames the window and there is under pelmet lighting and a floor level heater.

BEDROOM

Good sized double bedroom with built-in mirror wardrobe, TV and phone point, light fittings, curtains and blind.

BATHROOM

The bathroom comprising a walk in bath with shower facility and grip rails, vanity unit with mirror above, WC, wall mounted heated towel rail and Dimplex heater. There is an emergency pull cord for peace of mind.

EXTRAS

Fitted carpets, floor covering, curtains, blinds and integrated appliances.

SERVICE CHARGE

- Cleaning of communal and external windows
- 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 (1% due upon Resale) 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.

Service charge: £1,686.64 pa (for financial year ending 09/22)

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.

