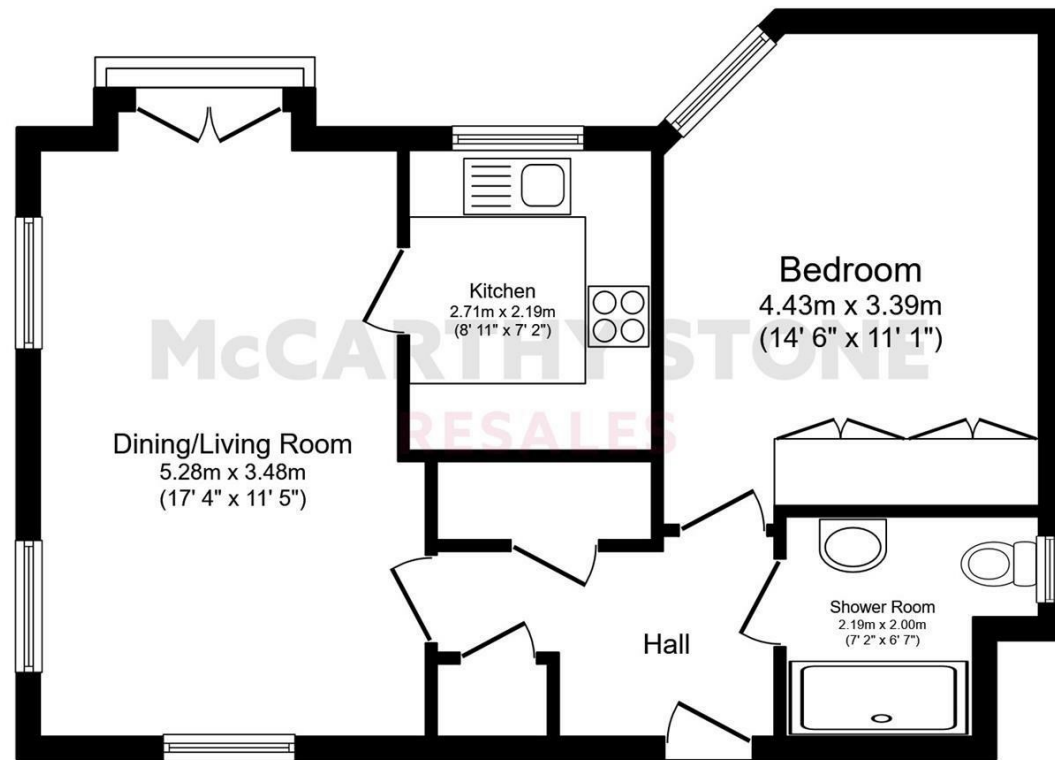


McCARTHY STONE
RESALES

23 LAUDER COURT
STANEACRE PARK, HAMILTON, ML3 7FY



Printed Contact Details...
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		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	87
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		79	80
		EU Directive 2002/91/EC	



Generous and bright one bed retirement apartment located on Level 2 with lift to all floors and communal facilities on offer, in the popular Lauder Court development

OFFERS OVER £125,000 FREEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

McCARTHY STONE
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This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses.

The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms.

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LAUDER 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 entrance hall and shower room. The development includes a relaxing Homeowners' lounge with kitchen facilities for catching up with your neighbours for the weekly coffee morning and other social activities. There is also TV and WiFi available. The external grounds and landscaped gardens are well maintained with several seating areas. 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. 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. There is a vast selection of local and high street retailers within Palace Grounds retail park including Asda supermarket. There are excellent transport links by road and rail, nearby health services and a choice of sporting facilities. Hamilton Lawn Tennis Club is situated next to the development and Hamilton Caledonian Bowling Club nearby.

23 LAUDER COURT

Superb and spacious one bedroom apartment situated on Level 2 with elevated view overlooking the rear courtyard, Hamilton Lawn Tennis Club and beyond. The

apartment comprises of the entrance hall, living room, separate kitchen, bedroom and shower room. The apartment has been fitted with new carpets. There is electric heating with off peak option provided. The residents' lounge is located on Level 3 level, ground floor level at the Stanacre Park entrance, and lift available to all floors.

ENTRANCE HALL

Welcoming entrance hall with a large walk-in storage/airing cupboard and a further handy cupboard. The 24 hour 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 shower room.

LIVING ROOM

Beautifully presented and spacious living room benefiting French doors and Juliet balcony providing plenty natural light. The decor is neutral and the feature fireplace and surround creates a nice focal point. There are TV and telephone points, two ceiling lights, newly fitted carpet and raised electric power sockets. The partial glazed door leads onto a separate kitchen.

KITCHEN

Well appointed fully fitted kitchen with worktop, built-in oven, ceramic hob with extractor hood, a stainless steel sink with lever tap and integrated fridge and freezer. Under pelmet lighting. Fitted roller blind frames the window.

BEDROOM

Good sized double bedroom with built-in mirror wardrobe, ample electric raised sockets, wall mounted panel heater, TV and phone point. There is plenty room for free standing furniture.

SHOWER ROOM

Fully tiled shower room comprising of large walk-in shower enclosure with handrail, vanity unit with mirror above and WC.

INCLUSIONS

Fitted carpets, blinds, curtains and integrated appliances.

SERVICE CHARGE

- Cleaning of communal 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 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, 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 service charge is £147.64 per month (£1771.64 per annum) for financial year end 31/08/2023

PARKING (PERMIT SCHEME SUBJECT TO AVAILABILITY)

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.

