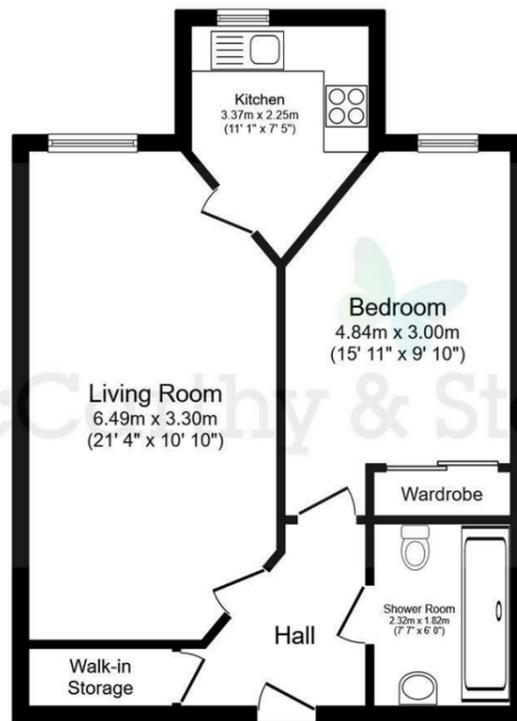


McCARTHY STONE RESALES

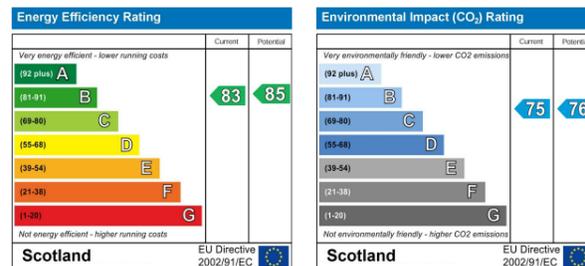
58 LAUDER COURT STANEACRE PARK, HAMILTON, ML3 7FY



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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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



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Superb opportunity to purchase this one bed spacious retirement apartment located within a sought after development close to excellent amenities including Hamilton Tennis Club, retail parks, the town centre and easy access to the motorway network.

OFFERS OVER £123,995 FREEHOLD

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

1 BED | OFFERS OVER £123,995

SUMMARY

Lauder Court was built by McCarthy & Stone 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 with a personal pendant alarm and call points in the shower room and hall. The development includes a beautiful residents' lounge with kitchen facility where you can meet your neighbours at the weekly coffee morning. The lounge is also used as the hub for regular social activities or you can just sit and relax with a newspaper or magazine. The attractive landscaped gardens are well maintained with courtyard areas 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 in Hamilton is one of the largest towns in Scotland, situated 12 miles to the south east of Glasgow. Lauder Court is ideally located 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 including Hamilton Tennis Club next door to the development and a bowling club facility.

58 LAUDER COURT

Excellent opportunity to purchase this spacious one bed retirement apartment located on Level 5 within the popular Lauder Court, Hamilton. The apartment comprises of an entrance hall with storage, living room,

kitchen, bedroom and shower room. The lift serves all floor levels with easy access to the communal facilities on offer.

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 emergency care line with pull cord located in the hall. Doors lead to the bedroom, living room and shower room.

LIVING ROOM

Beautifully presented living room benefiting a feature fire surround with electric fire creating a nice focal point of the room. There is a Juliet balcony with French doors and windows with perfect fit blinds included, provide plenty natural light and the room can accommodate a dining table and chairs as demonstrated. The room is well appointed with raised electric sockets, attractive light fittings, TV and phone points. The decor is neutral throughout and the living room carpet of plaid design. The partial glazed door leads to the separate kitchen.

KITCHEN

Modern fully fitted kitchen with decorative flooring. A stainless steel sink with lever taps. Built-in oven, ceramic hob with extractor hood, beautiful granite worktops, fitted integrated fridge and freezer. There is under pelmet lighting and the window has a perfect fit blind.

BEDROOM

Spacious double bedroom benefiting a built-in mirrored wardrobe and room for free standing furniture. There is a wall mounted electric heater, ample electric sockets, TV and phone point.

SHOWER ROOM

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

INCLUSIONS

Fitted carpets, curtains, perfect fit blinds in the bedroom and living room, light fittings and all integrated appliances. Items of furniture subject to negotiation.

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
- 1% 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, 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.

RESIDENTS' 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.

