



**Floor Plan**

Total floor area 47.4 sq.m. (510 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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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	87	88
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
Scotland	81	83
EU Directive 2002/91/EC		

## McCARTHY STONE RESALES

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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## McCARTHY STONE RESALES

### 42 LAUDER COURT, STANEACRE PARK, HAMILTON, ML3 7FY



Well presented one bedroom retirement apartment located on Level 4 with a south westerly position. The development offers lift access to all floors, a residents' lounge where social events take place, a guest suite for visiting family & friends and a communal laundry room.

### OFFERS IN THE REGION OF £127,000 FREEHOLD

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

## SUMMARY

Lauder Court was purpose 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 provided via a personal pendant alarm and with call points in the bathroom and hall. The development includes a beautiful Residents' 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.

## 42 LAUDER COURT

Superb one bedroom retirement apartment located on Level 4 with lift access to all levels. The apartment comprises a living room, kitchen, bedroom, shower room and a generous walk-in storage cupboard located in the hall. The residents lounge and guest suite is on Level 3 and the laundry room on Level 2.



## 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 Tunstall emergency pull cord located in the hall and bathroom. Pendants are also provided. Doors lead to the bedroom, living room and shower room.

## LIVING ROOM

The living room is beautifully presented and bright, benefitting a Juliet balcony with elevated view. There is ample room to accommodate a dining table and chairs. The feature electric fire and surround creates a focal point. There are three ceiling light fittings plenty of raised electric sockets plus a TV and phone points. The carpet is neutral and fitted throughout the living room, bedroom and hallway.

## KITCHEN

Ideal sized kitchen, fully fitted with attractive flooring and decorative roller blind. Stainless steel sink with lever taps, built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

## BEDROOM

Spacious double bedroom with fitted mirror wardrobe and plenty room for free standing furniture. There is a Dimplex wall mounted electric heater, ample electric raised sockets plus a TV and phone point.

## SHOWER ROOM

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



# 1 BED | OFFERS IN THE REGION OF £127,000

## EXTRAS

Fitted carpets, floor coverings, integrated appliances, curtains and blinds are included in the sale. Other items may be available under separate 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
- 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.

## 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.

