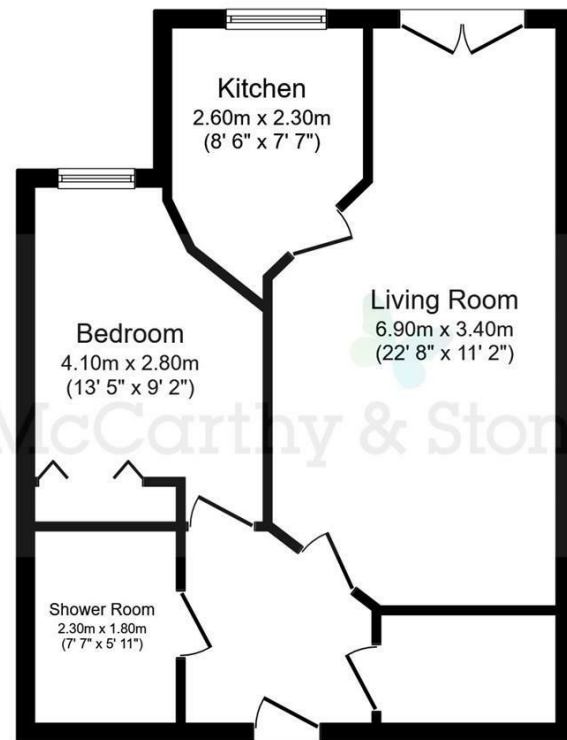


McCARTHY STONE RESALES

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



Floor Plan

Total floor area 49.0 sq. m. (527 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	83	88
	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	78	81
	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



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

****JOIN US FOR TEA & CAKE - WEDNESDAY 30th MARCH - 10am-4pm - BOOK YOUR PLACE TODAY!**** Superb one bedroom retirement living apartment located on level four with pleasant open views towards Hamilton Tennis Club and beyond. Excellent local amenities within walking distance. Early viewing recommended.

FIXED PRICE £127,500 FREEHOLD

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

LAUDER COURT, STANEACRE PARK,

1 BED | FIXED PRICE £127,500

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.

38 LAUDER COURT

Apartment 38 is located on Level 4 and has a pleasant outlook towards Hamilton Tennis Club and beyond. Easy access to the communal facilities including the relaxing residents lounge, guest suite on Level 3 and the laundry room located on Level 2.

ENTRANCE HALL

Welcoming entrance hall with walk-in storage cupboard/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 shower room.

LIVING ROOM

Spacious living room with dining area, French doors and Juliet balcony providing plenty natural light and elevated open views. There are TV and telephone points, attractive ceiling lights, fitted carpets and raised electric power sockets. The partially double glazed door leads onto a separate kitchen.

KITCHEN

Well appointed fully fitted kitchen with attractive linoleum flooring. Stainless steel sink with lever tap. Built-in oven, ceramic hob with extractor hood, integrated fridge and freezer. Under pelmet lighting and decorative roller blind.

BEDROOM

Good sized double bedroom with built in mirror

wardrobe, ample space for additional free standing furniture. Fitted roller blind.

SHOWER ROOM

Fully tiled and fitted with suite comprising of a generous walk-in shower enclosure with grip rails, WC, vanity unit with sink and mirror above. Wall mounted heater and heated towel rail. Emergency pull cord for peace of mind.

EXTRAS

Fitted carpets, blinds, curtains and integrated appliances. 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.

