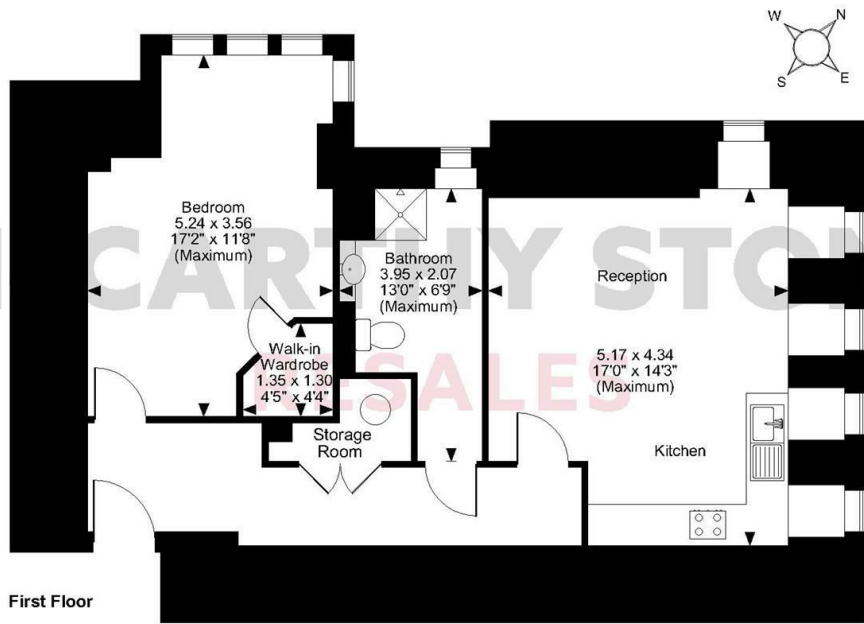


Williamson Court, Greaves Road, Lancaster
Approximate Gross Internal Area
610 Sq Ft/57 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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8 Williamson Court

142 Greaves Road, Lancaster, LA1 4AR

PRICE
REDUCED



PRICE REDUCTION

Asking price £45,000 Leasehold

A ONE BEDROOM first floor retirement apartment in a McCARTHY STONE development with an ON-SITE RESTURANT, CQC registered ESTATE MANAGER, CARE STAFF on-site 24 hours a day and is located on a BUS ROUTE and within HALF A MILE of Lancaster CITY CENTRE.

Call us on 0345 556 4104 to find out more.

142 Greaves Road, Lancaster

Summary

Williamson Court was built by McCarthy & Stone purpose built for assisted living. The development consists of 54 one and two-bedroom retirement apartments for the over 70s. There is a Estate Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the Estate Manager for availability.

Williamson Court is located in the North West, Lancaster is conveniently situated only a couple of miles from the coast nestled between Manchester and the Lake District. Set amidst spectacular scenery, the city offers easy access to the national road network and boasts strong rail links to the rest of the country. A farmer's market takes place every second Wednesday at Market Square and offers an array of local produce available for purchase. Lancaster's Norman Castle watches over the city and its sturdy walls enclose both a courthouse and a prison, the latter of which was closed in 2011. Other local heritage attractions are the Priory and Parish Church, both famed for their unique architecture. Take a trip to Morecambe Bay and watch waders march up the shore or spot seals lazing in the sea. In addition to its unique wildlife, the area also boasts spectacular seascape views. It is a condition of purchase that all residents must meet the age requirements of 70 years.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord

system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Electric radiator. Doors lead to the bedroom, living room and bathroom.

Lounge

The light and airy lounge has high ceilings as part of the original building, and features five full height sash windows. TV and telephone points. Two ceiling lights. Laminate flooring, raised electric power sockets and two electric radiators.

Kitchen

Fully fitted kitchen with laminate flooring. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting. Electric power sockets.

Bedroom

The generously sized bedroom benefits from high ceilings, four full height sash windows and a walk-in wardrobe. Ceiling lights, electric radiator, emergency pull cord, raised electric power sockets, TV and phone point.

Shower Room

Fully tiled and fitted with a suite comprising of walk-in shower with grab rails, WC, vanity unit with sink and mirror above. Heated towel rail.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system

1 Bed | £45,000

- 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, your water rates, 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.

Annual service charge of £9,651.83 for the financial year ending 30th June 2026.

Car Parking (Permit Scheme)subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

999 years from 1st June 2016
Ground rent: £435 per annum
Ground rent review: 1st June 2031

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

