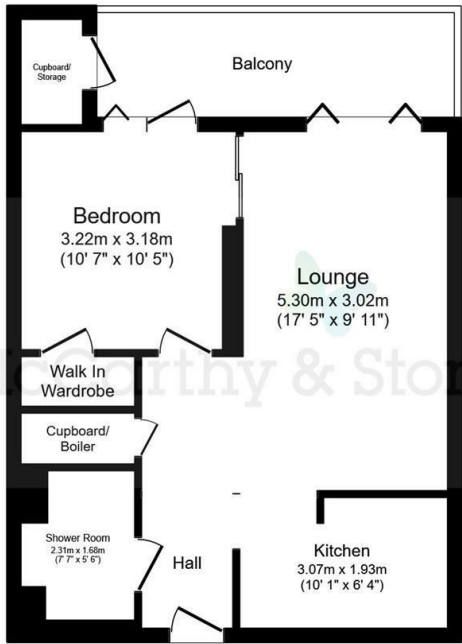


McCARTHY STONE  
RESALES

28 QUEEN ELIZABETH COURT  
TRAM LANE, CARNFORTH, LA6 2FF



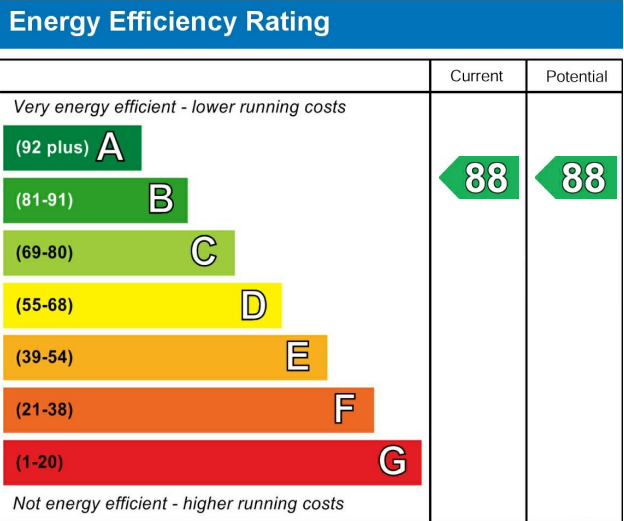
Second Floor

Total floor area 48.0 sq. m. (517 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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COUNCIL TAX BAND: B



McCARTHY STONE  
RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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

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A one bedroom McCARTHY STONE Retirement Living apartment situated on the SECOND FLOOR with an OPEN PLAN living room to kitchen. A BALCONY accessed from the living room and bedroom ENJOYS VIEWS toward the Yorkshire Dales and spans the width of the apartment.

PRICE REDUCTION

ASKING PRICE £175,000 LEASEHOLD

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



# QUEEN ELIZABETH COURT, TRAM LANE,

# 1 BEDROOMS £175,000

## THE DEVELOPMENT

Queen Elizabeth Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 36 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 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 House Manager for availability.

## LOCAL AREA

Queen Elizabeth Court is situated in Kirkby Lonsdale a historic market town between the Lake District National Park and the Yorkshire Dales National Park. Queen Elizabeth Court couldn't be better located for shops and amenities, with a Booths supermarket on hand and Post Office, medical facilities, shops, cafes and restaurants all located within a short distance of the development.

Queen Elizabeth Court is located close to the heart of Kirkby Lonsdale, on Tram Lane, and has excellent access to local transport links via bus stops close to the development, and the wider national transport network via the A65.

## ENTRANCE HALL

Front door with spy hole opens into the open



plan entrance hall. There is a door to a walk-in storage cupboard/airing cupboard with useful shelving. Illuminated light switches, smoke detector, apartment security door entry system with intercom and the emergency Tunstall 24-hour response pull cord are located in the hall. Doors lead to the bedroom and shower room.

## LIVING AREA

A spacious open plan living space with double glazed bi-fold doors to the walk-out balcony. TV and telephone points. Raised electric power sockets. Sliding partition wall to bedroom. Open plan lounge leads onto the kitchen.

## KITCHEN AREA

A modern fully fitted kitchen with tiled floor and a range of high gloss base and wall units. Stainless steel sink unit, built in waist height oven electric oven, electric hob with extractor/filter over. Integrated fridge and freezer. Under wall unit lighting.

## BEDROOM

Double glazed bi-fold doors to balcony and sliding partition wall to sitting room. Television point and telephone point. Benefiting from a walk in wardrobe with rails and shelving.

## SHOWER ROOM

Fully tiled and fitted with suite comprising of walk-in shower with thermostatic shower, low level WC, vanity unit with sink and mirror above. Shaver point and heated towel radiator.



## SERVICE CHARGE

- House Manager
- Cleaning of communal windows and external apartment windows
- Water rates for communal areas and apartments
- 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 for this property is £2,514.12 per annum up to financial year end 30/09/2023. The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

## CAR PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

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

## LEASEHOLD INFORMATION

Lease Length: 125 years from 2014

Ground rent: £425 per annum

Ground rent review: Jan 2029

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that all residents must meet the age requirements of 60 years.

