



## Flat 6, Williamson Court, Greaves Road, Lancaster, LA1 4AR £140,000

Stunning Apartment for Over-70s | Designed by Renowned McCarthy & Stone

This beautifully presented one-bedroom ground-floor apartment offers contemporary living with level access from the rear entrance, making it both stylish and practical. The spacious lounge and dining area provide a welcoming atmosphere, while the modern kitchen and luxurious wet room ensure ultimate comfort. The bedroom features a walk-in wardrobe, offering excellent storage.

Step outside to your own private south-facing patio and garden area, perfect for relaxing in the sunshine.

Unrivalled Facilities – Comparable to a 5-Star Hotel!  
Residents enjoy exceptional communal facilities, including:



### Entrance Hallway

A walk-in storage room houses the hot water cylinder, gas boiler, consumer unit, intercom, and emergency response pull cord.

### Lounge/Diner

Double-glazed patio doors lead to the garden, electric storage heater, carpeted floor, space for table and chairs and fireplace with inset coal effect electric fire.

### Kitchen

Double glazed window to the rear, range of matching wall and base cabinets, stainless steel sink, four plate electric hob and extractor hood, waist-high electric oven, integrated fridge and freezer and tiled floor.

### Bedroom

Beautiful room with a double-glazed window to the rear, walk-in wardrobe, electric storage heater, emergency pull cord and carpeted floor.

### Wet Room

Thermostatic shower, non-slip flooring, vanity unit with inset wash hand basin, heated towel rail, Duplex wall heater, emergency pull cord, W.C.

### Outside

Experience the warmth of a south-facing patio, seamlessly complemented by a picturesque side garden. This enchanting garden boasts a manicured lawn and a vibrant assortment of shrubs and plants, creating a serene outdoor retreat. Convenient parking is available just a short stroll away, ensuring ease and accessibility for you and your guests.

### Useful Information

Tenure Leasehold  
 999 Years  
 Start Date June 2016  
 Years remaining 990  
 The monthly service charge is 748.63 - includes 24 hour on call duty manager

### Emergency call system

Weekly domestic assistance

Access to fully serviced restaurant and communal areas

Maintenance of buildings and gardens,

Water and sewage (apartments and communal areas)


Annual Ground Rent £435.00

Car Park Permit £250.00 Per Annum

NHBC 10-Year New Build Warranty From 2017

Council Tax Band (B) £1756.26.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(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	

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			
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England & Wales		EU Directive 2002/91/EC	