



Flat 6, Williamson Court, Greaves Road, Lancaster, LA1 4AR £125,000

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

To further enhance the appeal, the seller is offering to pay the first year's service charge, providing added value and peace of mind for the new owner.

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!



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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
 To further enhance the appeal, the seller is offering to pay the first year's service charge, providing added value and peace of mind for the new owner.
 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.

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			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

