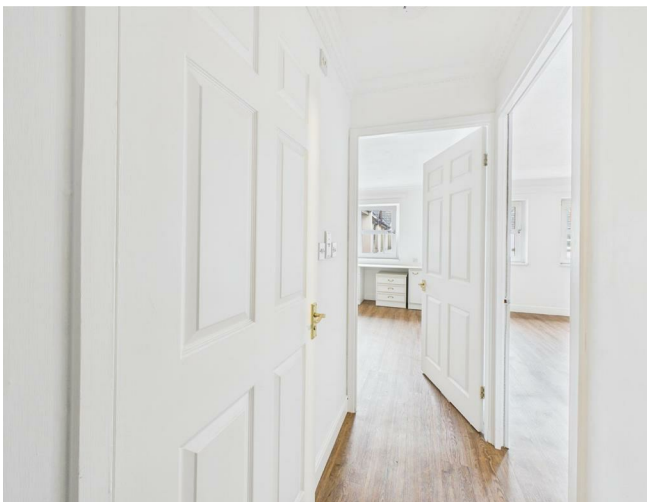


Flat 38, St Leonards Court Alfred Street, Lancaster, LA1



£65,000



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

St Leonards Court is undoubtedly one of the most desirable purpose-built over-55s developments in Lancaster, offering the perfect balance of independence, comfort, and community.

Ideally situated close to local amenities, the bus station, city centre, scenic canal walks, healthcare facilities, and excellent transport links, the property offers a highly convenient and well-connected lifestyle.

The development also benefits from a warm and welcoming community atmosphere. The communal lounge acts as a social hub, where residents can enjoy coffee mornings, games, and informal catch-ups, a great way to stay connected and build friendships.

The apartment itself features a communal entrance hall with a lift and stair access to all floors, leading to a private hallway, bright lounge/diner, new kitchen, spacious double bedroom, and a modern shower room. It also benefits from double glazing and electric heating throughout.

Residents can also take advantage of a range of thoughtful facilities, including a guest suite for visiting friends and family, a communal laundry room, on-site storage, a part-time site manager, and a Careline pull-cord system for added peace of mind.

Beautifully maintained and offered with no onward chain, this lovely apartment offers great value for money and a lifestyle that combines comfort, convenience, and community.

Entrance Hallway



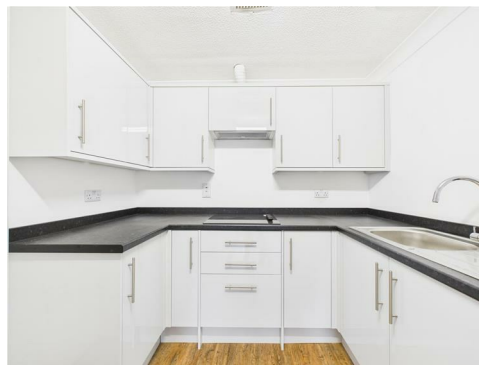
Walk-in storage cupboard housing the consumer unit and water cylinder, laminate floor.

Lounge/Diner



Double-glazed windows to the rear, laminate floor, electric radiator, intercom, emergency pull cord,

Kitchen



Newly fitted kitchen with a range of matching wall and base cabinets, stainless steel sink, four plate electric hob and extractor hood, laminate floor.

Bedroom



Double-glazed window to the rear, built-in wardrobes, emergency pull cord, electric radiator, laminate floor.

Shower Room



Shower cubicle with Mira electric shower, vanity unit with inset wash hand basin, extractor fan, fully tiled, emergency pull cord, heated towel rail, laminate floor, W.C.

On Site Guest Suite

A guest suite is available on-site (booking via the on-site property manager) for friends and family to stay. The costs are very reasonable at £30 for single occupancy, £35 for double occupancy and include bedding and towels. No pets are allowed unless for disability services.

Communal Laundry

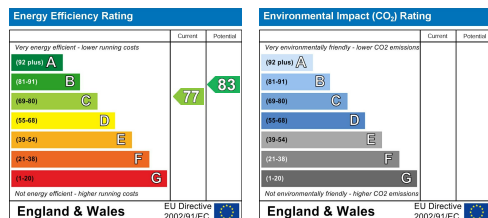
A communal laundry facility is available and inclusive of the service charge, which includes washing machines, dryers and hand washing facilities.

Outside

A communal car park is available here and other parking sites are within close proximity for visiting friends/family/care services.

Useful Information

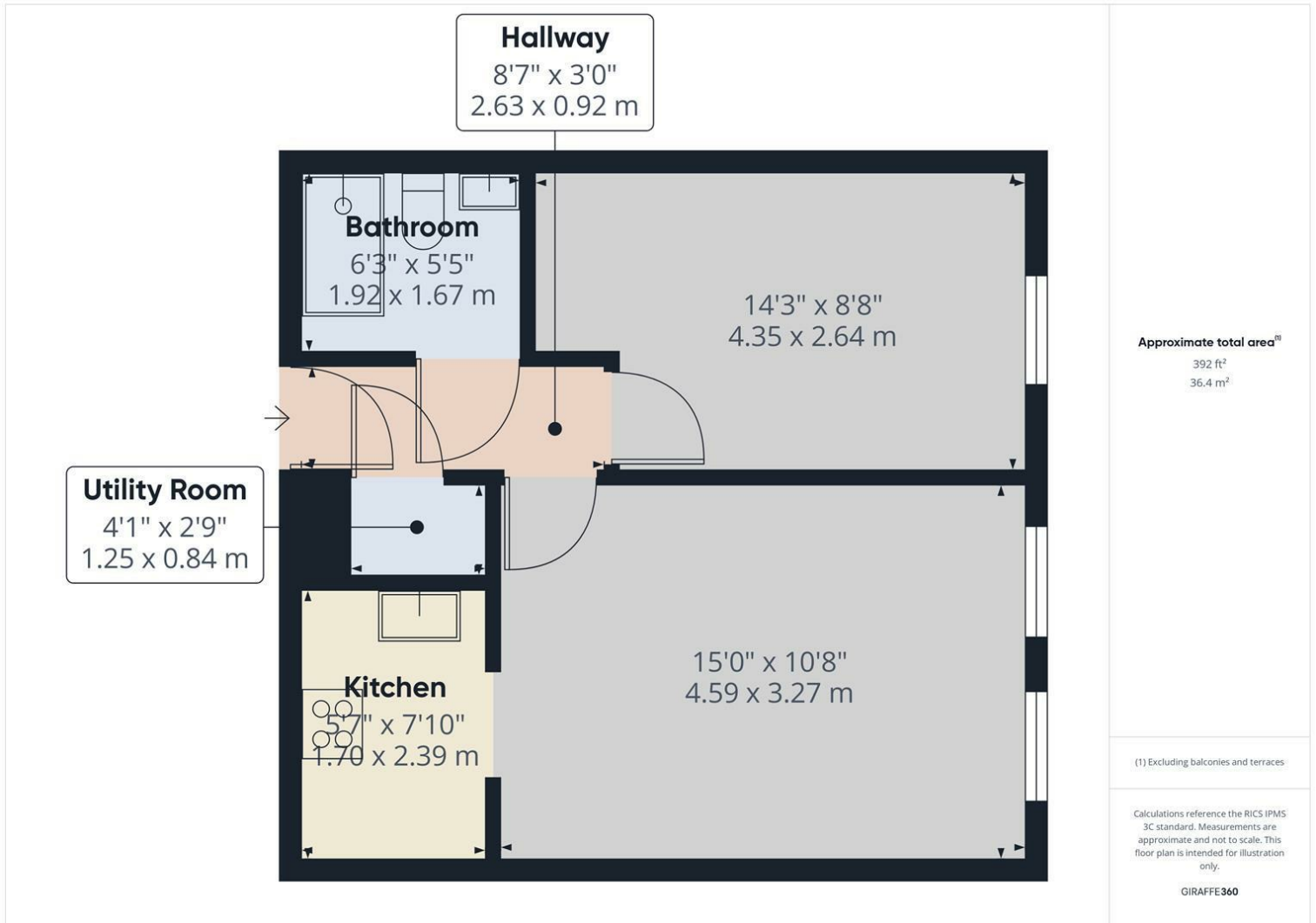
Tenure Leasehold
 Lease - 125 years
 Start Date January 1991
 End Date January 2116
 90 Years remaining
 Service charge - £240.00 per month
 Ground rent - £100.00 per annum
 Council Tax Band (B) £1,873
 The owners have 'right to manage' and have appointed Parkinson Property to manage the building for them on behalf of St. Leonard Court RTM Co Ltd.
 The flat and development have careline pull cord assistance cables located throughout the building.
 A refuse room is located on the ground floor and chutes are available on the upper floors
 Water Rates Included in Service Charge
 Buildings Insurance Included in Service Charge



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
 T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054