



**FISHER
WRATHALL
COMMERCIAL**



**Williamson Court Greaves Road, Lancaster, LA1 4AR
Offers In The Region Of £140,000**

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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!

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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Directions

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	

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