

# 30 Spinners Court

, Lancaster, Lancashire, LA1 1RY

£75,000



COMING  
SOON



Looking for a retirement apartment with a view?

Spinners Court is Lancaster's premier development for the over 55's. This one-bed apartment comes complete with canal views. It's available to view as soon as we are allowed. #GetRegistered

# Floorplan coming soon

## A brief description

No 30 Spinners Court is a first-floor apartment with uninterrupted canal views.

This apartment is a spacious 1 bed home. It is a little bigger than many with a lounge that you can casually dine-in whilst literally watching the world float by. The kitchen has canal views which helps to make washing up pleasurable and the bedroom easily takes a double bed.

This apartment is perfect for both single people and couples. You may wish to live here due to retirement, maybe you want an easier lifestyle or alternatively, you could be one of the young at heart that wants somewhere you can lock up and leave, should the urge to spend winters abroad appeals!

## Key Features

- A retirement apartment for the over 55's
- Uninterrupted Canal Views
- Sought after city centre location
- One Double bedroom
- Spacious lounge diner
- Communal gardens for the residents to enjoy
- Onsite parking for residents and visitors
- Regular events hosted in the lobby and main lounge
- On site house manager
- Electric Heating and Double Glazed



## Where is Spinners Court?

Welcome to Spinners Court, a superb retirement development designed exclusively for the over 55's. There are just 63 apartments in total.

Perfectly situated on the edge of Lancaster City Centre and with superb views over Lancaster Canal retirement living never was as convenient. Live here and you are just a short stroll from the soon to open Aldi. You can walk into the city centre and for those who like to travel and enjoy day trips out, Lancaster train station is close by.

Spinners Court gives both families and residents peace of mind (there is House Manager on site.) It also provides companionship to many of the residents that live here and a new zest for life given the range of activities and social events on offer.

## Step inside

No 30 Spinners Court is a first-floor apartment with canal views. Step inside and into the surprisingly spacious entrance hallway. There is a large walk-in storage area, perfect for as cloaks cupboards and also storing the Hoover and ironing board. It is certainly large enough. Straight ahead is the lounge



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## The living area

The living area has been designed to give the space to both relax and casually dine. The decor is neutral, creating a perfect blank canvas. It's a light and bright lounge due to the south-facing window, that looks out over Lancaster Canal. The heating is electric and the windows all double glazed.

Set just off the lounge is the well-kept kitchen. The current family had it slightly re-modelled, allowing for a washing machine to be installed - not many apartments have this feature. The kitchen is fitted with cabinets in pale grey providing ample storage. Also built-in is the oven and 4-ring hob.

## The bedroom and bathroom

The bedroom is a generous size double room, again with canal views. There is space for a double bed with bedside cabinets to either side, a double wardrobe and other furniture. Imagine waking up each morning to such a peaceful viewing, knowing that the city is soon to awaken too.

The bathroom has been updated, the bath replaced with a large walk-in shower cubicle complete with a seat and grip handles.

## The gardens and parking

Step outside and into the gardens. These manicured gardens are open for the exclusive use of the guests to sit out and enjoy. There is also ample parking spaces for both residents and visitors.

## The communal lounge for all residents

Spinners Court has the added benefit of a large communal lounge where residents, their family and friends can meet up. Regular weekly events are held, coffee mornings hosted and often a fish and chip night.

Set off the lounge there is a kitchenette for making coffees and light snacks and a ground floor WC.

There is also a visitors apartment for when family and friends stay over. This can be rented for a nominal nightly fee.

## PLEASE NOTE

As soon as we can we will take and upload the internal photos. Covid 19 restrictions mean we just have to wait.....

## What we like

*There is something about a canal view that is ever so peaceful.*

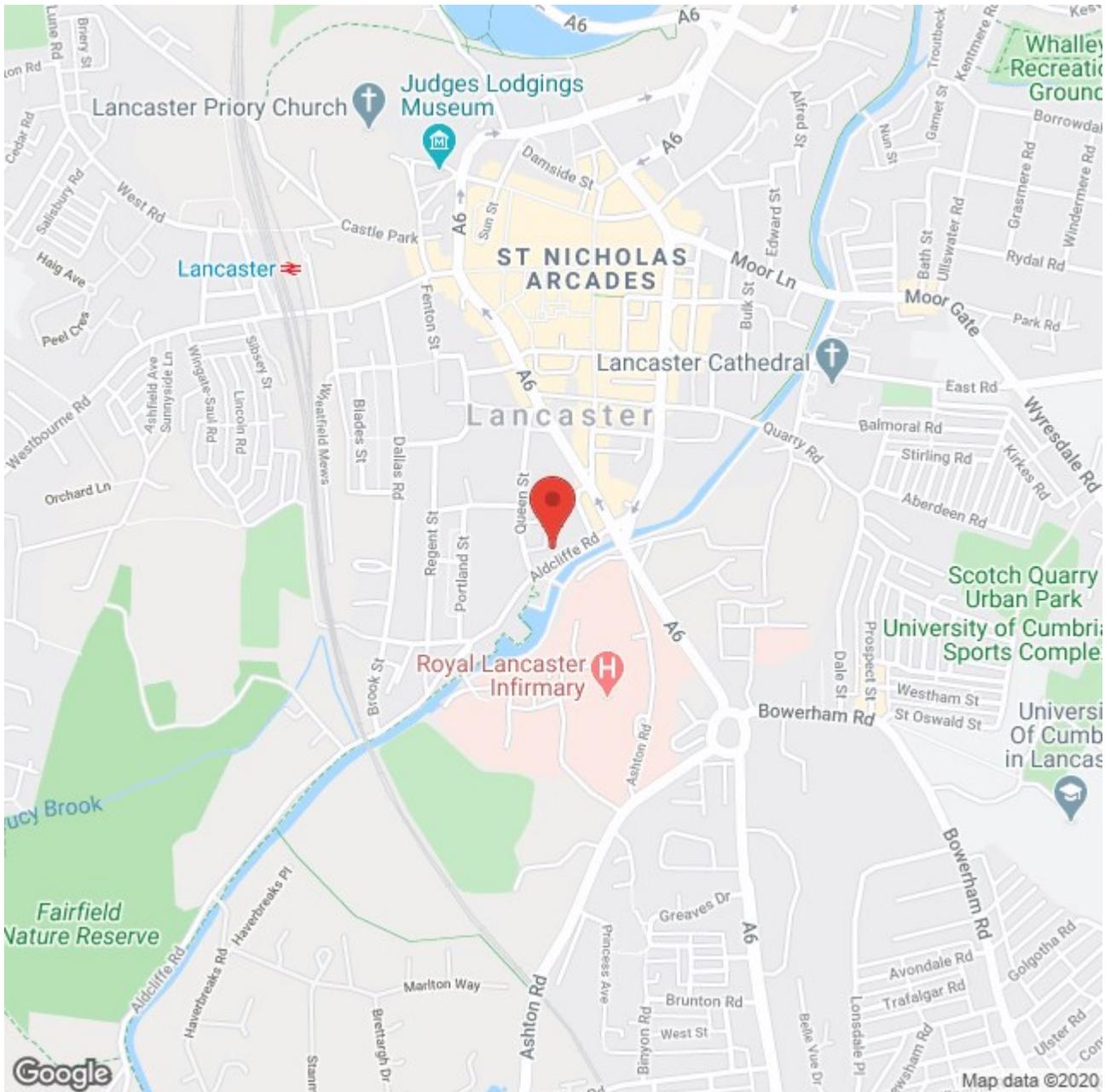
*Imagine days when you are trapped indoors - you can still watch the ducks and swans float by.*

*This apartment has an excellent position. And it's a great price too!*

## Extra Information

- This development is managed by Randall and Rither.
- The house manager is on-site between 9am-5pm Monday - Friday
- Lift service to all floors. The lift was upgraded in 2016
- Ground Rent £125.00 per 6 months (paid February and August)
- Service Charge is approximately £2248.20 Per annum
- Windows are cleaned monthly, Garden and Communal Areas Maintained
- An ensuite guest room is available for a nightly charge of approx £20.00 for a single, £25.00 for a double and can be reserved via the House Manager for visiting guests
- Wash Room with Dryer Provided with Allocated Time Slots
- Residents parking and spaces dedicated to visitors
- This apartment is council tax band A





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