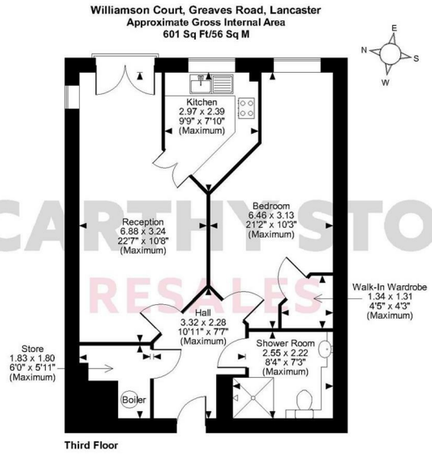
Excellent

Trustpilot

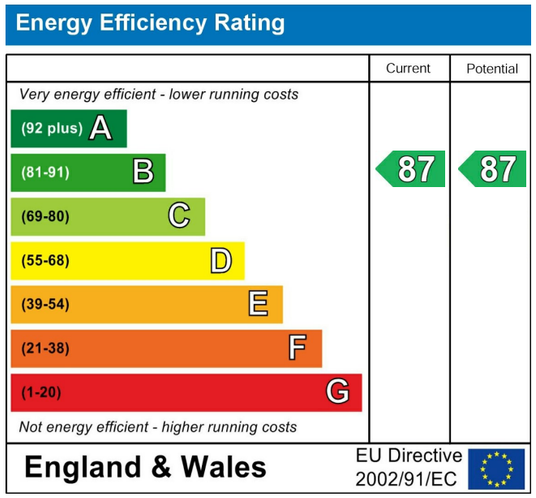
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







46 Williamson Court

142 Greaves Road, Lancaster, LA1 4AR

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 46 Williamson Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £135,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Well presented thrid-floor retirement apartment
- Retirement Living Plus
- Extra care packages available
- Communal Resident's Lounge and On-site Restaurant
- Camera door entry system
- Guest suite for friends and family
- Close to local beauty spots and only 2 miles from the coast
- Juliette balcony
- Estate Manager and CQC registered care staff
- Energy efficient

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

46 Williamson Court, Lancaster

1 | 1 | Asking price £135,000

Williamson Court
Williamson Court was built by McCarthy & Stone purpose built for assisted living. The development consists of 54 one and two-bedroom retirement apartments. There is a Estate Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the Estate Manager for availability.
Williamson Court is located in the North West, Lancaster is conveniently situated only a couple of miles from the coast nestled between Manchester and the Lake District. Set amidst spectacular scenery, the city offers easy access to the national road network and boasts strong rail links to the rest of the country. A farmer's market takes place every second Wednesday at Market Square and offers an array of local produce available for purchase. Lancaster's Norman Castle watches over the city and its sturdy walls enclose both a courthouse and a prison, the latter of which was closed in 2011. Other local heritage attractions are the Priory and Parish Church, both famed for their unique architecture. Take a trip to Morecambe Bay and watch waders march up the shore or spot seals lazing in the sea. In addition to its unique wildlife, the area also boasts spectacular seascape views.

Property Overview
This very well presented one-bedroom third floor apartment overlookng the front of Willimason Court, with a bright spacious lounge with french doors opening to a juliet balcony. This well-planned accommodation also includes a modern fitted kitchen with integrated appliances, a generous double bedroom with a walk-in wardrobe, and a contemporary wet room.

Ideally positioned within easy walking distance to the communal lift giving easy access to the homeowners lounge, restaurant and reception area.

Social Lifestyle
The Communal Lounge is at the heart of the community at Williamson Court and is where the majority of social gatherings take place. Regular activities include; coffee&cake, dominoes, scrabble and card games, chair exercise and film nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Roof Terrace
Williamson Court boasts a stunning roof terrace with ample contemporary seating, overlooking Morecambe Bay and The Lake Distrcit. This the perfect space to relax and enjoy a glass of wine, watching the sunset on a summers evening with new found friends.

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Williamsonserve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Care & Support
The personal care services available at Williamson Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Additional Information & Services
• Full Fibre broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Leasehold information
Lease: 999 year from 1st June 2016
Ground rent: £435 per annum
Ground rent review: 1st June 2031

Service Charge
What your service charge pays for:
• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £10,594.72 per annum (up to financial year end 30th June 2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Car Parking subject to availability
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













