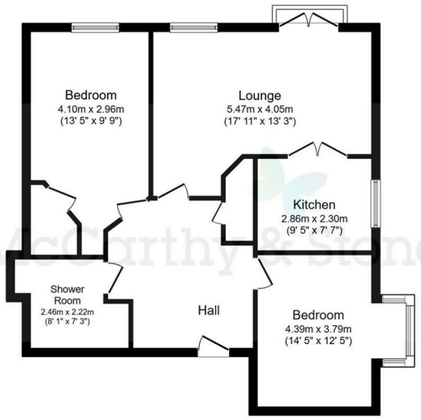
Excellent

Trustpilot

McCarthy & Stone
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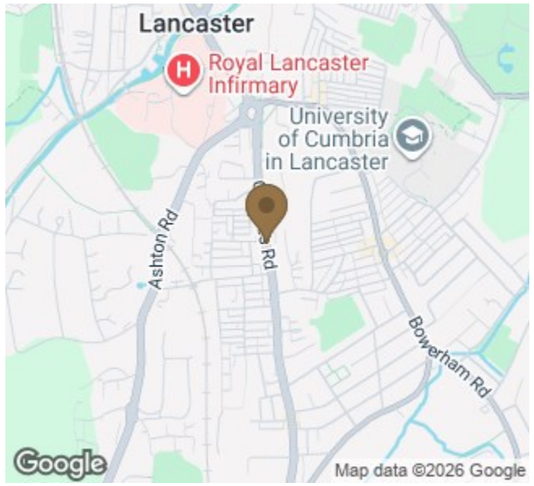


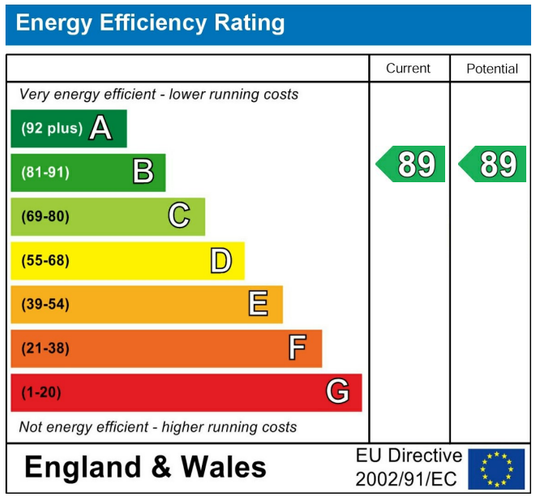
Floor Plan

Total floor area 73.0 sq. m. (786 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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







44 Williamson Court

142 Greaves Road, Lancaster, LA1 4AR

2 | 1 | Council Tax Band: C

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 44 Williamson Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £125,000
Leasehold

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

Why you'll love living here:

- Two bedroom third floor retirment living aparment
- Estate Manager
- CQC registered care staff on-site 24 hours a day
- Dual aspect liunge with juliett balcony
- Bus stop directly outside development
- 24-Hour Careline and Camera door entry system
- Guest suite and Mobility scooter store
- Lift to all floors
- Approximately half a mile to Lancaster Canal and Lancaster city centre
- Communal Lounge and on-site Restaurant

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

44 Williamson Court, Lancaster

2 | 1 | Asking price £125,000

Williamson Court
Built by McCarthy Stone and purpose-designed for assisted living, Williamson Court is an attractive development comprising 54 one and two-bedroom retirement apartments. Residents benefit from the support of an on-site Estate Manager, together with a 24-hour emergency call system operated via personal pendant alarms and call points located within the apartments.

The development offers a welcoming homeowners' lounge, beautifully maintained landscaped gardens, and a guest suite for visiting family and friends (subject to availability and additional charges). Car parking is available through a permit scheme, with spaces subject to availability and managed by the Estate Manager.

Located in the historic city of Lancaster, Williamson Court enjoys an enviable setting just a few miles from the coast, nestled between Manchester and the Lake District. Surrounded by stunning countryside, Lancaster offers excellent transport connections, with easy access to the national road network and strong rail links across the UK.

Rich in heritage and culture, Lancaster is home to the impressive Norman Castle, which dominates the city skyline, as well as the Priory and Parish Church, both renowned for their striking architecture. The city also hosts a popular farmers' market in Market Square every second Wednesday, where visitors can browse a wide selection of locally sourced produce.

For those who enjoy the outdoors, the nearby Morecambe Bay coastline provides breathtaking seascapes and unique wildlife. Watch wading birds along the shoreline, spot seals basking offshore, or simply take in the spectacular coastal scenery that makes this part of the North West so special.

Property Overview
This very well presented two-bedroom third-floor apartment enjoys a desirable southerly-facing position overlooking the front of Williamson Court. The spacious dual aspect lounge with floor to ceiling windows and french doors opening onto a juliette balcony. The well-planned accommodation also includes a modern fitted kitchen with integrated appliances, a generous double bedroom with a walk-in wardrobe, a contemporary wet room and a spacious second bedroom.

With only a short walk to the communal lift, the apartment provides easy access to the ground floor, where residents can enjoy the welcoming homeowners' lounge and restaurant.

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.

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.

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Williamson Court serve 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.

Car Park Permit Scheme-subject to availability
Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

Service Charge (RLP)
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: £14,210.48 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.

Lease Information
999 years from 1st June 2016
Ground rent: £510 per annum
Ground rent review: 1st June 2031
Managed by: McCarthy and Stone Management Services

It is a condition of purchase that all residents must meet the age requirements of 70 years.

Additional Information & Services
- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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.













