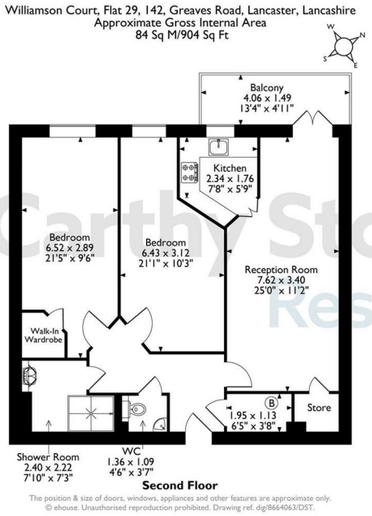
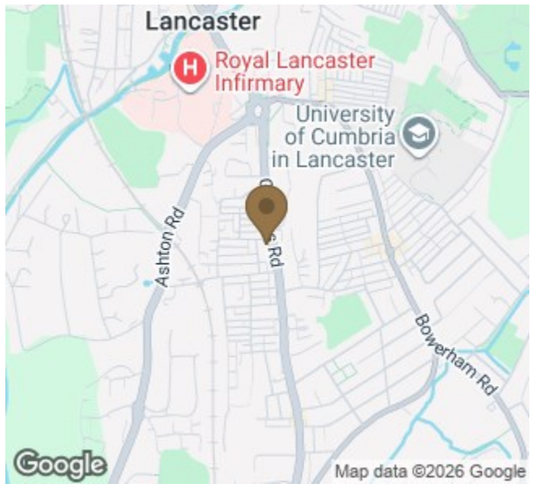
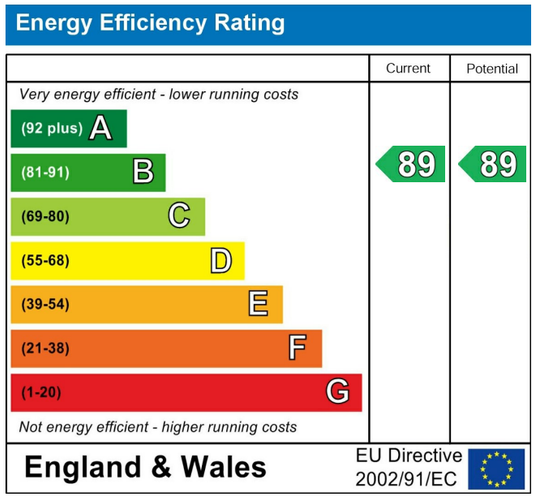
Excellent

Trustpilot

McCarthy & Stone
Resales.







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

The Property Ombudsman







29 Williamson Court

142 Greaves Road, Lancaster, LA1 4AR

2 2 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 29 Williamson Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £139,950
Leasehold

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

Why you'll love living here:

- A two bedroom retirement apartment
- Walk out balcony with views over Lancaster Castle and Morcambe Bay
- Roof terrace
- Estates Manager
- 24/7 call system
- Restaurant
- Communal lounge
- Lifts to all floors
- Guest suite
- Camera entry system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

29 Williamson Court, Lancaster

2 | 2 | Asking price £139,950

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 immaculate two-bedroom, second-floor apartment enjoys a desirable westerly-facing position overlooking the rear of the development. The spacious lounge opens directly onto a private walk-out balcony, offering extensive views across Morecambe Bay and surrounding area. 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, a spacious second bedroom and a separate cloakroom.

Ideally positioned close 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.

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: £14,210.52 per annum (up to financial year end 30th June 2027).

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

Lease Information
999 years from 1st June 2016
Ground rent: £510 per annum
Ground rent review: 1st Jun 2031

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.

Car Parking (Permit Scheme)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 Estate Manager on site for availability.













