

Lancaster Road, Carnforth,

Asking Price: £100,000

Entwistle Green










BOSCH

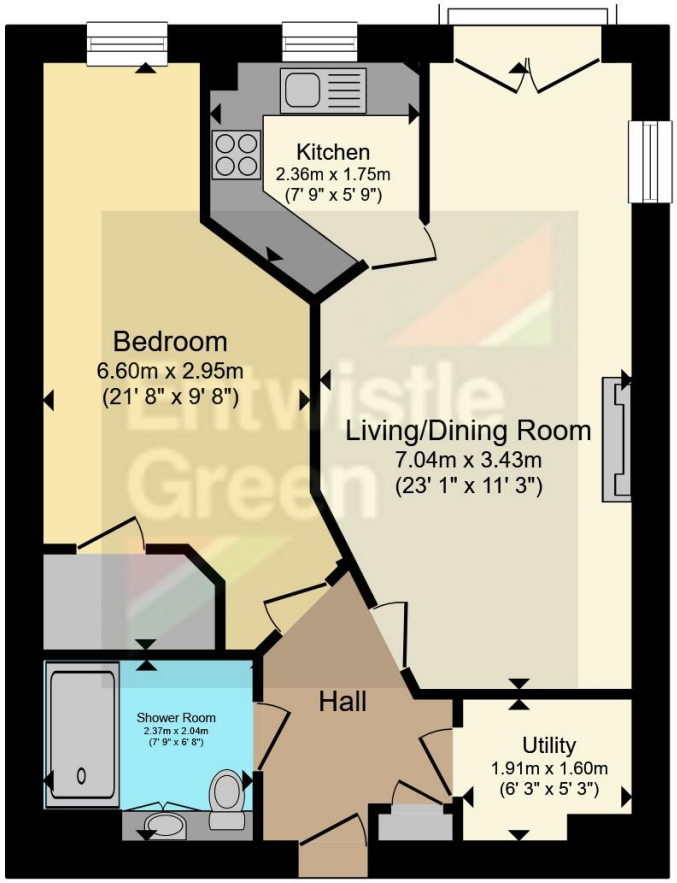


Perfectly nestled within a peaceful and friendly retirement complex, this property offers the perfect balance of tranquillity and community. Keerford View has been designed for comfortable retirement living for anyone over the age of 60 years. Built and constructed by McCarthy and Stone, they have created modern apartments to meet each individual need,

Upon entering the apartment, you will find a welcoming entrance hallway, perfect for greeting guests or storing outdoor gear. Adjacent to the entrance hallway is a spacious utility room, providing ample storage space for all your everyday essentials.
The property boasts a large open dining and living room, creating a warm and inviting space for entertaining friends and family and is complimented by patio doors that open to a private juliette balcony overlooking the communal gardens, perfect for enjoying the beauty of nature.. The kitchen is modern and well-equipped, featuring all the necessary appliances to make cooking a breeze. The attractive kitchen is fitted with a range of wall and base units with complementary surfaces, Blanco stainless steel sink and drainer. Bosch appliances consisting of a 4 ring electric hob with extractor over, electric oven and integrated fridge freezer.
The bedroom is generously sized and features a walk-in wardrobe, providing ample storage space for your belongings.
The modern shower room completes this stunning retirement apartment, providing a comfortable and convenient space for your everyday needs.
To the outside there are communal grounds for the homeowners to enjoy including well tended lawns, planted shrubs, flowers and trees, places to sit out on a summers day.
The service charge covers all external maintenance including gardening and landscaping, external window cleaning, building insurance and security system. As well as the energy costs for the communal homeowners lounge and other communal areas all covered so no need to worry about any maintenance cost.







Total floor area 57.8 sq.m. (623 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.







Council Tax Band: **B**

Tenure: **Leasehold**

Service Charge: £2961.60 PA

Years Left on Lease: 999 years from and including 1 June 2017

Ground Rent: £425 PA

Viewing by appointment

T: 01524 419554
E: morecambe@entwistlegreen.co.uk
17 Victoria Street, Morecambe, Lancashire, LA4 4AE

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Entwistle Green is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: MOC_MOC260005_R6PL_8