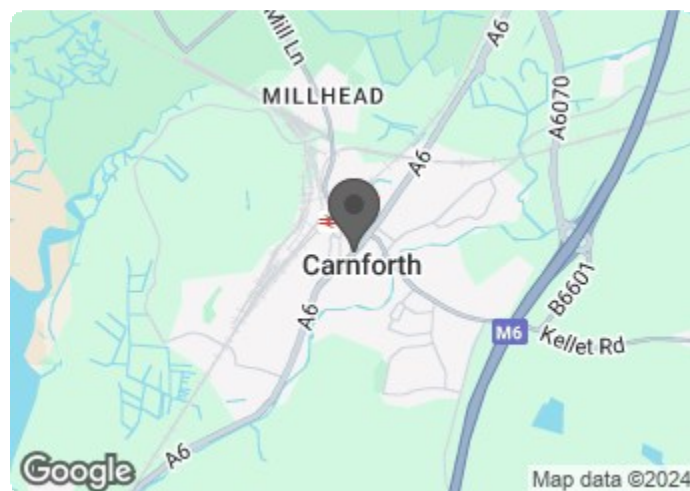


APPROX. GROSS INTERNAL FLOOR AREA 629 SQ FT / 58 SQM	Keerford
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	09/07/24 photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Council Tax Band: B
Security Deposit: £1,696
Fee Summary: Reservation deposit of £500 to be offset against your initial payment and fully refundable.

McCarthy Stone

Retirement living *your way*

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 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. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All rentals will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone 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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

*To be offset against your initial payment and fully refundable should your tenancy not proceed. **Equivalent to 5 weeks rent of the apartment only, excludes any parking space rent. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. *** This is the fee payable should you wish to make an amendment to your tenancy provided this has been agreed by McCarthy Stone. Default Payments. Should any rent payments be late, we will charge a fee for the cost of chasing this rental payment (more than 14 days overdue) which is charged at 3% above the Bank of England's annual percentage rate for each day that the rent is outstanding. If you should lose or damage the keys to the building or property, you will be charged the reasonable costs incurred by McCarthy Stone for providing you with replacements. Fees include VAT at the prevailing rate where applicable. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786



PROTECTED



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34 Keerford View

Lancaster Road, Carnforth, LA5 9EE

Lovely and cozy ONE BEDROOM apartment situated on the SECOND FLOOR of Keerford View, McCarthy Stone Retirement Living development FOR THE OVER 60'S in Carnforth. This property boasts a beautiful JULIET BALCONY off the living room overlooking the LANDSCAPED GARDENS, a MODERN FITTED SHOWER ROOM, and a FULLY FITTED KITCHEN with a range of modern wood effect wall and base units, while the bedroom also enjoys a spacious WALK IN WARDROBE. Keerford View is located less than half a mile to Carnforth Town Centre, with a BUS STOP directly outside, and adjacent to Carnforth Cricket club. The development offers a 24-Hour Emergency Call System, guest suite for family and friends, weekly activities organised by the excellent House Manager, and beautiful communal areas.

Rent from £1,470 pcm

(Includes service charge)

Call us on 0800 8100 174
to find out more.

rentalenquiries@mccarthyandstone.co.uk
 mccarthyandstone.co.uk

Property Features

- Juliet balcony with garden views
- Walk-in wardrobe in bedroom
- Less than half a mile to Carnforth Town Centre
- Landscaped gardens
- Exclusive over 60's development
- House manager during office hours
- Residents lounge and guest suite
- Bus stop directly outside development
- 24/7 emergency call system and Camera door entry system
- Development backing onto Carnforth Cricket Ground

McCarthy Stone
 Retirement living *your way*

34 Keerford View, Lancaster Road, Carnforth, LA5 9EE

About Keerford View

Keerford View is a Retirement Living development exclusively designed and constructed for the over 60's. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The communal lounge and the landscaped gardens provide a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). There's no need to worry about the burden of maintenance costs as the service charge is included in your rent and it covers the cost of all external maintenance, gardening and landscaping, external window cleaning, all energy costs of the communal areas buildings insurance, water rates and security systems.

Located at the northeast end of Morecambe Bay, Carnforth has many attractions, such as Leighton Hall, Carnforth Bookshop with more than 100,000 second-hand and antiquarian books and Carnforth railway station. Another must-see attraction is the Nether Kellett Farmers Market – held on the second Sunday of every month at the Village Hall. Our Retirement Living development boasts a central location, backing onto the beautiful Carnforth Cricket Club. Less than half a mile of all of the town's main amenities, including a Tesco supermarket just 800m away and a Booths and Aldi within a mile. A bus stop is also located directly outside the development.

WHY RENTALS?

The unique benefits of retirement rental properties make them an ideal option for people who don't want the commitment of ownership.

- Carefree maintenance - problems with the rental property are swiftly sorted out for you
- Fast and flexible - with fewer logistics than buying, it's quicker and easier to move in and out
- Budgeting is easy - you'll pay a single monthly payment, which includes the service charge and maintenance
- Frees up money: you may be able to use the equity from selling an existing property to do more of what you love
- Live on your terms - you'll have the chance to try out a retirement community to see if it suits
- Peace of mind - our Assured Tenancy Agreement means you can stay for as long as you like (subject to the minimum term)

"I don't have the stress of keeping up with the maintenance anymore – if something needs doing, I just ask Debbie the House Manager and it's done..." Helen, McCarthy Stone tenant

SOCIAL LIFESTYLE

The Communal Lounge is at the heart of the community at Keerford View and is where the majority of social gatherings take place. Regular activities might include coffee mornings and afternoons, quiz and movie 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. One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

LANDSCAPED GARDENS

Keerford View boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

"I have enjoyed continuing to do the gardening by helping the on-site gardeners with the lovely, landscaped gardens we have." – McCarthy Stone resident

About 34 Keerford View

Number 34 is a one bedroom apartment located on the second floor of Keerford View, at a close proximity to the communal lift. This property features a Juliet balcony with garden views, a walk in wardrobe in the bedroom, and a modern fully fitted kitchen. Front door with spy hole and letterbox leads to the large entrance hall; the 24-hour Tunstall emergency response system, illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord are all located here. From the hallway there is a door to a utility room/walk-in storage cupboard with plumbing for a washer/dryer. Further doors lead to the lounge, bedroom and bathroom.

Living room

A bright and spacious lounge with space for dining and featuring a lovely Juliet balcony overlooking the landscaped gardens. Ceiling lights, TV and phone point, fitted carpets, fitted curtains, raised electric sockets. Partially glazed double door leads into the separate kitchen.

1 bed | Rent from £1,470 pcm

Kitchen

Fully fitted kitchen with a range of modern wood effect wall and base units with a granite effect work surface. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window above. Integrated appliances include a raised level oven, ceramic hob with cooker hood over and integral fridge freezer. Ceiling lights, plug sockets, under pelmet lighting and tiled flooring.

Bedroom

Spacious and airy bedroom with full length window providing ample natural light. Ceiling light, TV and phone point, fitted carpets, fitted curtains, and raised electric power sockets. Door leading to a walk-in wardrobe housing shelving and hanging rails.

Bathroom

Partially tiled and fitted with suite comprising of walk in shower tray with glass wall, adjustable shower head, and hand rail. WC, built-in vanity unit with inset wash basin and illuminated mirror above. Shaving point, electric heated towel rail, extractor fan and emergency pull cord.

WHAT'S INCLUDED WITHIN YOUR RENT?

- External cleaning of windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. Parking space available to rent.

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 SERVICE to find out what benefits you may be entitled to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

- Removal Services that can help you declutter and move you into your new home

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

