



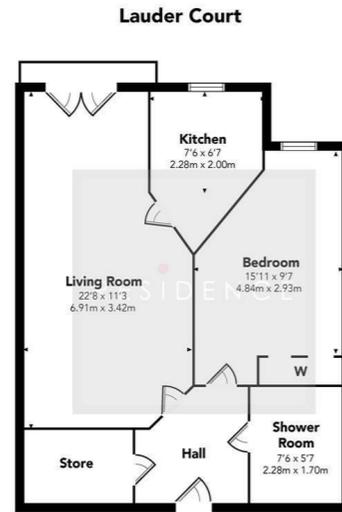
ESTATE AGENTS

16 Staneacre Park, Hamilton, ML3 7FY



ESTATE AGENTS

www.residenceestateagents.co.uk



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.
Produced by Plush Plans Ltd

Property Reference



Residence contact Chris Burt & Kelli Murphy | Viewing by appointment with **Residence Hamilton**

Offices at:

34 Cadzow Street, Hamilton ML3 6DG
 61-63 Main Street, Uddingston G71 7EP
 3 Bridge Street, Strathaven ML10 6AN
 18 Academy Street, Coatbridge ML5 3AU

T.01698 444333
 T.01698 444222
 T.01357 572222
 T.01236 338333

www.residenceestateagents.co.uk

E.hamilton@residenceestateagents.co.uk
 E.uddingston@residenceestateagents.co.uk
 E.strathaven@residenceestateagents.co.uk
 E.airdrie@residenceestateagents.co.uk

16 Staneacre Park, Hamilton, ML3 7FY

We believe these details to be accurate however it is not guaranteed and they do no form any part of a contract. Fixings and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

This impeccably well finished 4th floor retirement flat enjoys a central location and great views overlooking Hamilton Tennis Club and the Town Centre.



This impeccably well finished 4th floor retirement flat enjoys a central location and great views overlooking Hamilton Tennis Club and the Town Centre.

Great attention to detail has been paid to the quality of finishing and the apartment is bright, airy and freshly decorated whilst complimented with carpeting and vinyl floor coverings. Additional features a fully fitted wet room with feature shower and toilet, quality double glazing, electric heating and an audio entry security system. The complex provides a safe, and sociable modern environment for retired clients of ages fifty-five and over. There is an onsite manager service, a large modern communal lounge with additional laundry facilities, TV and social events take place at certain times of the week.

A guest suite is available for rental on a night to night basis for resident's family.

The accommodation is accessible via security door entry system into an attractive hall from which there is optional access to each floor via stair or lift. As the building is entered at the 3rd floor level, this 4th floor apartment is accessed by only one flight of stairs or by lift.

Internally the flat contains a large hall with cupboard, lounge/dining room, modern fitted kitchen, double bedroom with fitted wardrobe and a shower room with large walk in double shower cubicle and feature toilet.

The floor plan shall provide you with a detailed layout of this well laid out and comfortable home, however we recommend viewing to appreciate the quality of finishes, the comfortable layout and the convenient setting that's on offer.

The gardens are communal and well-kept with lawns, bedding areas and pathways.

Lauder Court is a modern luxury retirement development built by McCarthy & Stone circa 2012 and located centrally for the amenities and the facilities of the town. Hamilton is home to excellent shopping facilities, sports amenities including golf courses, swimming baths, gyms and parks.

