



79 Spruce Avenue
Lancaster, LA1 5LB

Apartment

Price Guide

£215,000

79 Spruce Avenue Lancaster, LA1

Apartment

MIGHTYHOUSE
ESTATES

Overview

- NO CHAIN
- TWO DOUBLE BEDROOMS
- JULIET BALCONY
- OFF ROAD PARKING
- LOVELY COURTYARD SETTING
- PENTHOUSE APARTMENT
- TWO BATHROOMS
- GARAGE
- LIFT TO ALL FLOORS
- VISITOR PARKING

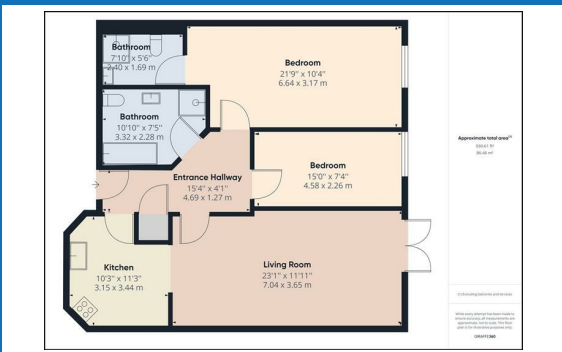
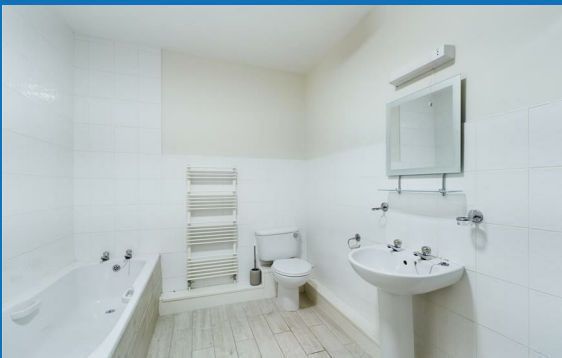
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01524 548888

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Entrance Hallway

Walk-in linen and storage cupboard with shelving and radiator, carpeted flooring, radiator.

Lounge

Double-glazed patio doors open onto a Juliette balcony, carpeted flooring, radiator.

Kitchen/Diner

Range of matching wall and base units, integrated fridge & freezer, four plate electric hob and extra hood, Neff electric oven and microwave, stainless steel sink, integrated dishwasher and washing machine, laminate flooring, radiator.

Bedroom One

Double glazed window to rear, built-in wardrobes, radiator, carpeted flooring, door to the en-suite shower room.

En-Suite Shower Room

Shower cubicle, laminate

flooring, wash hand basin, extractor fan, radiator, W.C.

Bedroom Two

Double glazed window to rear, free-standing wardrobe, carpeted flooring, radiator.

Bathroom

Stone tiled bath, shower cubicle, wash hand basin, heated towel rail, extractor fan, stone tiled flooring, W.C.

Garage

Up and over door, remote control, power and light and parking space to the front of the garage.

Useful Information

Tenure Leasehold. 999yrs from the 1/4/2003 to 1/4/3000 977 yrs remaining.
Service charge £151.00 per month
No Ground Rent
Council Tax Band (D) £2157.62
Visitor parking and lift to all floors.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
74	78	74	78
<small>Minimum energy efficient standard (MEES)</small> <small>England & Wales</small>		<small>Minimum energy efficient standard (MEES)</small> <small>England & Wales</small>	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.