



33 Spinners Court  
Lancaster, LA1 1RY

Apartment

Price Guide

£120,000

# 33 Spinners Court Lancaster, LA1

Apartment



## Overview

- NO CHAIN
- FIRST FLOOR
- LIFT TO ALL FLOORS
- RESIDENTS LOUNGE
- GUEST SUITE
- OVER 55s APARTMENT
- TWO DOUBLE BEDROOMS
- VIEWS OVER THE CANAL
- PRIVATE PARKING
- CITY CENTRE LOCATION

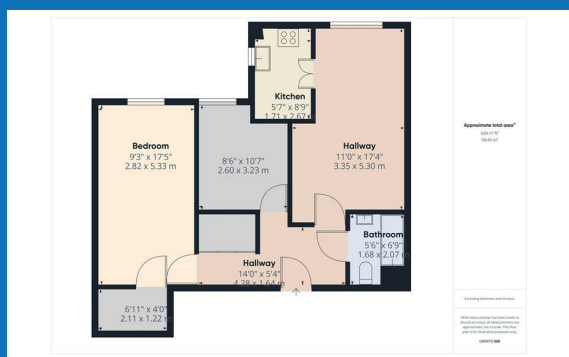
## Selling your home?

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**01524 548888**

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### Entrance Hallway

Walk-in storage and linen cupboard housing the water cylinder and meters, carpeted floor, electric storage heater and emergency pull cord.

### Open Plan Lounge/Diner

Double-glazed window to front with lovely views over the canal, electric storage heater, carpeted floor, dining area and emergency pull cord.

### Kitchen

Double-glazed window to side, range of matching wall and base units, four plate electric hob and extractor hood, waist-high electric oven, stainless steel sink, fridge and freezer, vinyl floor, and emergency pull cord.

### Bedroom One

Double-glazed window to front with views over the canal, electric storage heater, carpeted floor, emergency pull cord and door to the walk-in wardrobe.

### Walk In Wardrobe

Walk in wardrobe with storage and hanging space.

### Bedroom Two

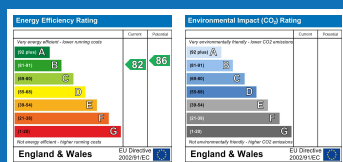
Double-glazed window to the front with views over the canal, carpeted floor, electric storage heater and emergency pull cord.

### Bathroom

Panelled bath with shower attachment, wash hand basin, heated towel rail, extractor fan, vinyl floor, emergency button and W.C.

### Useful Information

Tenure Leasehold 125 Years  
Service Charge £3,201.08 Per Annum  
Ground Rent £532.06 per annum  
Lease Start Date September 1996  
Lease End Date July 2121  
97 Years Remaining  
Council Tax Band ( C )  
£1917.88  
Management Company  
Fairhold Homes (no. 2) Ltd



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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.