

**Bowland House 13, Guidem Park
Lancaster, LA1 3TH**

Apartment

Price Guide

£165,000

Bowland House 13, Guidem Park Lancaster, LA1

Apartment



Overview

- LEASEHOLD
- ONE BEDROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- CITY LIVING AT ITS BEST WITH BENEFIT OF THE COUNTRYSIDE ON YOUR DOORSTEP
- EXCELLENT LOCAL AMENITIES
- GROUND FLOOR APARTMENT
- WONDERFUL VIEWS OVER THE GARDENS
- WITHIN WALKING DISTANCE TO WILLIAMSON PARK & THE CITY CENTRE
- IDEAL FOR PROFESSIONALS OR FIRST TIME BUYERS
- WONDERFUL LOCATION

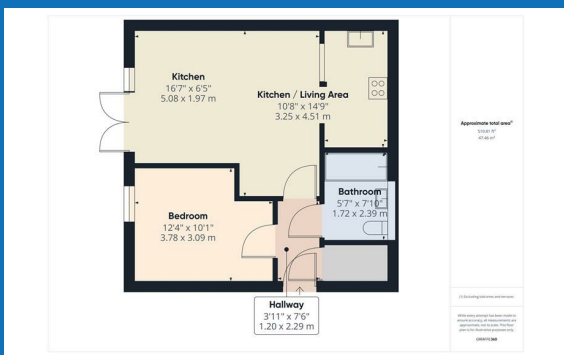
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Communal Entrance Hallway
Wonderful grand entrance hallway to a lift to all floors.

Entrance Hallway
Large storage cupboard, radiator, intercom, alarm panel and carpeted floor.

Lounge/Diner
Experience the warmth and brightness of this beautifully designed room, where large patio doors serve as the centrepiece of the living area. These expansive doors not only enhance the aesthetic appeal of the space but also flood the interior with an abundance of natural light, creating a lively and inviting atmosphere.

Kitchen
Beautifully crafted cabinets finished in a white high gloss with complimentary work surfaces, four ring gas hob and extractor hood, electric oven, integrated fridge/freezer and dishwasher, stainless steel sink, cupboard housing combi boiler and tiled floor.

Bedroom One
Double glazed window to the

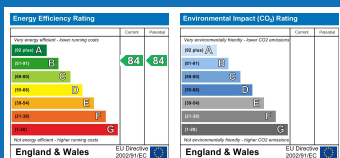
rear, range of beautiful fitted wardrobes, carpeted floor, radiator.

Bathroom
Bath with thermostatic shower, wash hand basin, heated towel rail, extractor fan, tiled floor, W.C.

Outside
Allocated parking space and visitor parking. Private patio area to the rear with wonderful communal gardens which are a haven for birds and wildlife and glorious views over the countryside.

Useful Information
Tenure Leasehold
Lease Length 250 Years
245 Remaining
Service Charge £1,336 Per Annum
Ground Rent £250.00 per annum
This includes cleaning and upkeep of communal areas, window cleaning and grass cutting.
Management Company (Estate Management Services).

Council Tax Band (A) £1505.37



Lancaster Office: 53A Market Street, Lancaster, Lancashire, LA1 1JG

Phone: 01524 548888

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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.