

12 Herlebeck Rise  
Lancaster, LA1 3HU

Apartment

Price Guide

£95,000

# 12 Herlebeck Rise Lancaster, LA1

Apartment



## Overview

- SECOND FLOOR APARTMENT
- TWO BEDROOMS
- BEAUTIFULLY FITTED KITCHEN/DINER
- OFF ROAD PARKING
- CANAL ON YOUR DOORSTEP
- IMMACULATE THROUGHOUT
- SPACIOUS LOUNGE
- GAS CENTRAL HEATING
- COMMUNAL GARDENS
- WITHIN WALKING DISTANCE TO THE CITY CENTRE

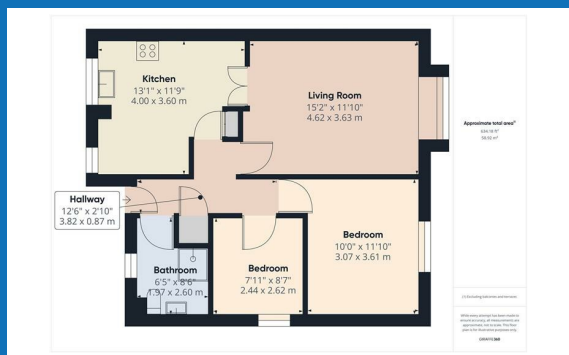
## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

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**01524 548888**

Email: [sales@mightyhouse.co.uk](mailto:sales@mightyhouse.co.uk)



### Hallway

Hardwood floor, radiator, store cupboard.

### Shower Room

Double-glazed frosted window to the rear, shower cubicle with thermostatic shower, Vanity unit with inset wash hand basin, heated towel rail, tiled floor, extractor fan, W.C.

### Bedroom One

Double-glazed window to the front, carpeted floor, radiator.

### Bedroom Two

Double-glazed window to the side, carpeted floor, radiator.

### Kitchen/Diner

Double-glazed windows to the rear, range of matching cabinets with complimentary work surfaces, four-ring gas hob, extractor hood and electric oven, ceramic sink, Ideal combi boiler, plumbing for washing machine, storage

cupboard housing consumer unit, space for table and chairs, double doors leading to the lounge, hardwood floor, radiator.

### Lounge

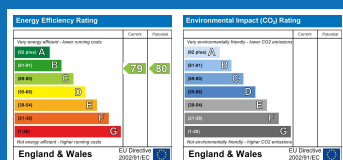
Double-glazed window to the front, hardwood floor, radiator.

### Outside

Off-road parking for numerous cars and communal gardens. A short stroll across the road leads to the canal where you can enjoy beautiful walks.

### Useful Information

Tenure Leasehold  
Second Floor  
125 Years  
Start Date May 1988  
End Date January 2113  
88 Years Remaining.  
Service charge £178.00 per month.  
The Residents manage it between themselves.  
Council Tax Band ( A )  
£1505.37



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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.