



38 Harrier Court, Fenton Street  
Lancaster, LA1 1AE

Apartment - Purpose Built

Asking Price

£195,000

# 38 Harrier Court, Fenton Street Lancaster, LA1

Apartment - Purpose Built



## Overview

- FIRST FLOOR APARTMENT
- STUNNING KITCHEN
- ALLOCATED PARKING
- SHORT WALK TO THE TRAIN STATION
- NO EXPENSE SPARED
- TWO DOUBLE BEDROOMS
- GATED ENTRANCE
- HEART OF THE CITY CENTRE
- ABSOLUTELY GORGEOUS THROUGHOUT
- COMMUNAL BIKE STORE

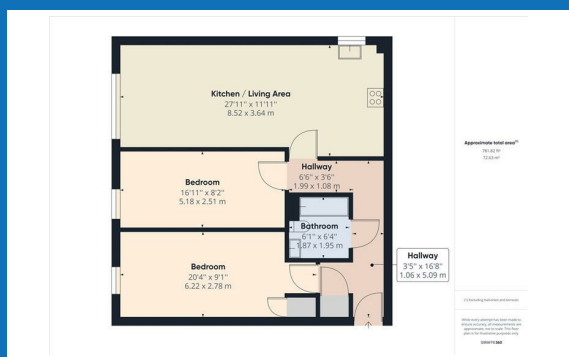
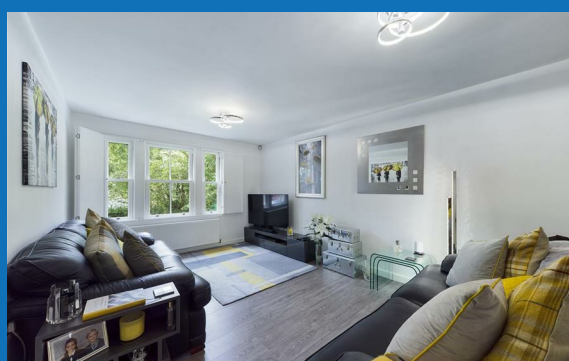
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### Entrance Hallway

Wood effect laminate flooring, intercom, stylish Anthracite vertical radiator, walk in storage cupboard.

### Open Plan Lounge/Kitchen/Diner

Double glazed sash window to the front aspect with solid shutters, wood effect laminate flooring, stylish Anthracite vertical radiator, tv point. The kitchen has a double glazed sash window to the side, a good range of matching stunning high gloss wall and base units finished in a seagrass green with complimentary quartz work surfaces and breakfast bar, full range of AEG integrated appliances including dishwasher, fridge, freezer, washing machine, composite sink and mixer tap, glass splashbacks, cupboard housing Ideal combi boiler, integrated wine cooler, AEG eye level microwave and double oven, AEG four plate induction hob with an Elica extractor fan, tall pull out larder unit, LED lighting at three levels, wood effect laminate flooring, this room having the significant benefit of dual aspect opening windows.

### Bedroom One

Double glazed sash window to front aspect with solid shutters, good range of fitted wardrobes with 3 full height sliding doors, walk in cupboard storage with space for a condensing dryer, shelf storage, tv point, wood effect laminate flooring, radiator.

### Bedroom Two

Double glazed sash window to the front aspect with solid shutters, good range of fitted wardrobes and storage with 3 full height sliding doors, additional store cupboard with shelving, wood effect laminate flooring, radiator.

### Bathroom/W.c.

Panelled bath with drencher shower and hand held rain shower above, wash hand basin, toilet, extractor fan, fully tiled walls, tiled flooring, stylish Anthracite vertical towel radiator.

### Useful Information

Council Tax Band - C - £1,770.54

Satellite / Fibre TV Availability:  
BT & Sky

Communal bike shelter.

A brand new consumer unit was installed 3 years

The property also benefits from a new kitchen with integrated appliances, a new bathroom, a new combi boiler, new flooring throughout, new fitted wardrobes, new internal doors, beautiful shutters and new stylish radiators.

### Parking

The property has one allocated parking space, number 38, which comes with a lockable bollard.

### Leasehold Information

Lease Start Date - 01 Jun 2003  
Lease-End Date - 01 Jun 2253  
Lease Term - 250 years from 1 June 2003  
Lease Term Remaining- 231 years

Service charge: £75.00 Per month, Over 12 months.  
£900.00 per annum

Ground rent: £150.00 per annum.

We are informed that the service charge includes, building insurance, communal cleaning, general upkeep of the building, garden maintenance, car park maintenance and windows cleaning.

We are informed that there is a sinking fund in place for the building.  
Council Tax Band (C) £2007.16

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G
G	G	H	H
H	H	I	I
I	I	J	J
J	J	K	K
K	K	L	L
L	L	M	M
M	M	N	N
N	N	O	O
O	O	P	P
P	P	Q	Q
Q	Q	R	R
R	R	S	S
S	S	T	T
T	T	U	U
U	U	V	V
V	V	W	W
W	W	X	X
X	X	Y	Y
Y	Y	Z	Z



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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.