

34 River Street, Lancaster, LA1 1AD



£180,000

Immaculately presented, this stunning second-floor apartment boasts spectacular views and unforgettable sunsets over the River Lune and beyond, providing a truly picturesque backdrop. Finished to an exceptional standard, the apartment perfectly blends contemporary style with a well-thought-out, comfortable layout, offering a warm, elegant, and effortlessly inviting place to call home.

This wonderful home features two spacious double bedrooms, with the master bedroom benefiting from an en-suite, complemented by an additional separate bathroom. The open-plan lounge and kitchen area are beautifully designed, offering both style and functionality. The property also includes convenient lift access to all floors and an allocated parking space located at the front of the building. The vendor owns the parking space on a separate title, so it could be sold separately if not needed by the purchaser.

The apartment is very accommodating, offering bicycle storage and being pet-friendly.

Positioned in an idyllic location close to the city centre, it also provides convenient access to the M6 motorway for those travelling further afield. The Lune Estuary cycle path and bridleway are right on your doorstep, offering a picturesque route to Conder Green and Glasson Dock, where you can enjoy the incredible wildlife and tranquil woodlands along the way.

Within walking distance of the city centre, this apartment is perfect for those wanting to explore Lancaster's great selection of high-street shops and fabulous restaurants. Lancaster railway station is also within easy

walking distance, making commuting convenient for those travelling further afield. The city also has strong transport links, ideal for professionals working at renowned hospitals and universities.

Hallway



Two walk-in storage rooms with one housing the water heater cylinder, intercom, electric radiator and laminate floor.

Open Plan Lounge/Kitchen



A charming, cosy room featuring large double-glazed windows at the front, offering breathtaking views and filling the space with natural light. The room boasts a sleek laminate floor, adding a touch of modern elegance, while an efficient electric radiator ensures warmth and comfort year-round. The kitchen area has a range of matching wall and base units, breakfast bar and stools, composite sink, four plates electric hob and extractor hood, electric oven, integrated fridge/freezer and dishwasher.

Bedroom One



Double-glazed window to the front where you can enjoy the wonderful views, laminate floor, electric radiator and door to the en-suite.

En-Suite Shower Room



Double shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, heated towel rail, tiled floor, extractor fan, W.C.

Bedroom Two



Double-glazed window to the front with wonderful views, laminate floor, electric radiator.

Bathroom



Bathtub, vanity unit with inset wash hand basin, double shower cubicle with thermostatic shower, heated towel rail, tiled floor, extractor fan, W.C.

Useful Information/Lease Details

Tenure Leasehold

999 Years

Start Date January 2003

End Date December 3001

Years Left 977

Service charge £1,218 per annum, paid quarterly

Includes maintenance of the lift, building insurance and cleaning communal areas.

Management Company RP Taylor

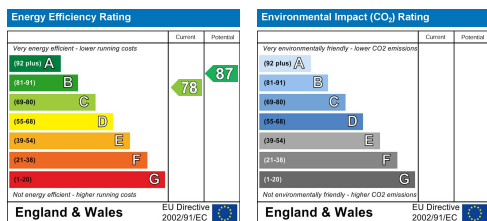
Ground Rent is £1.00 per annum, peppercorn rent.

Pets Allowed

Bike Storage

The vendor owns the parking space on a separate title, so it could be sold separately if not needed by the purchaser.

Council Tax Band (C) £2007.1



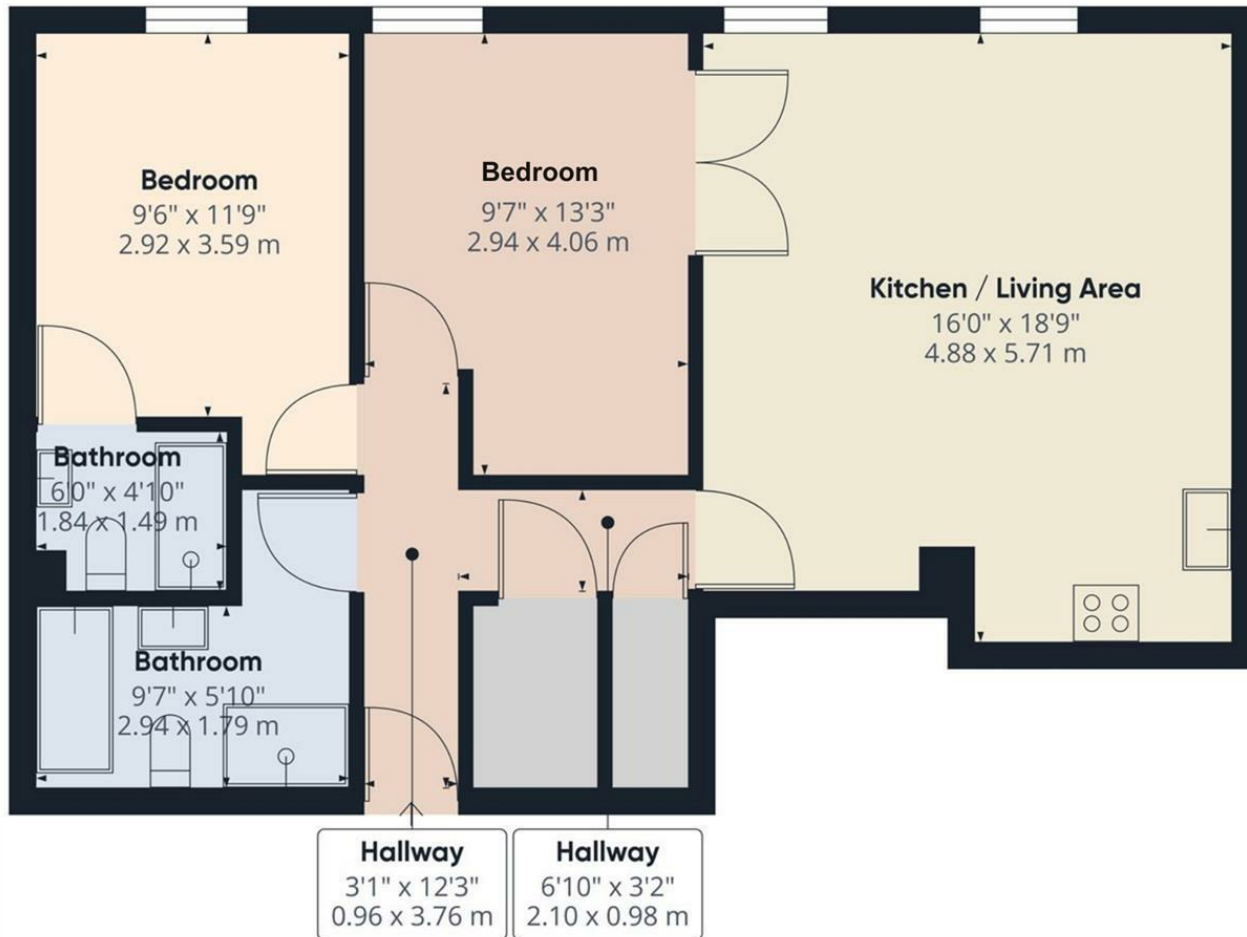
Head Office: 83 Bowerham Road Lancaster LA1 4AQ

T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



the mark
of property
professionalism
worldwide

Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054



Approximate total area⁽¹⁾

717.95 ft²
66.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054