

# 17, Millennium Heights Lune Street, Lancaster, LA1 2AT



**£85,000**

Welcome to Millennium Heights—a well-presented fifth-floor, two-bedroom apartment offering stunning views across Lancaster. This modern home is perfect for first-time buyers, investors, or those seeking a convenient, low-maintenance property.

The apartment features a spacious open-plan kitchen/lounge/diner with French doors opening to a Juliet balcony. The kitchen area includes an L-shaped layout with base units and space for housing a washing machine, a Prima electric hob and oven, and space for a freestanding fridge/freezer.

Both double bedrooms are carpeted and have large double-glazed windows with picturesque views over Lancaster. The bathroom includes partially tiled walls, a bath with overhead shower, WC, and wash hand basin.

A fantastic opportunity to own a modern apartment in a desirable Lancaster location—ideal for homeowners and investors alike!

## Entrance Hallway



Carpeted throughout, with a boiler cupboard, storage cupboard, and an electric radiator.

## Bedroom One



A bright double bedroom with carpeted flooring, an electric radiator, and a double-glazed window offering stunning views over Lancaster.

## Bathroom



Modern and practical, with vinyl flooring, a WC, wash hand basin, and a bath with an overhead shower.

## Bedroom Two



Carpeted and cosy, featuring an electric radiator and a double-glazed window with Lancaster views.

## Kitchen/Diner



A versatile open-plan space with a mix of carpet and laminate flooring, French doors opening onto a Juliet balcony, and two electric radiators. The kitchen area includes an L-shaped layout with base units, under-cabinet lighting, a 'Prima' electric hob and oven, and space for a freestanding fridge/freezer and washing machine.

## Useful Information

Tenure Leasehold  
Council Tax Band (B) - £1,756.26

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small> <small>England &amp; Wales</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> <small>England &amp; Wales</small>	



