

8, St Catherines Court Moor Lane, Lancaster, LA1 1RR



£122,500

St Catherine's Court – Spacious Ground Floor Apartment in the Heart of Lancaster!

Welcome to St Catherine's Court, a bright and spacious ground floor apartment located just a stone's throw from Lancaster city centre. Whether you're a first-time buyer looking to take that exciting first step onto the property ladder, or a young professional seeking to live right in the heart of the action, this property could be exactly what you're searching for.

The property features a bright lounge/diner with sliding patio doors, a well-equipped kitchen, a good-sized double bedroom and a modern bathroom.

Perfectly positioned, this home is just a short walk from Lancaster city centre, with its wide selection of shops, cafes, supermarkets, and transport links, including the train station, making commuting and day-to-day living a breeze.

With its fantastic location and spacious feel, this apartment is ideal for those who want to enjoy all that Lancaster living has to offer, while still benefiting from the ease and convenience of a low-maintenance home.

Entrance Hallway

A welcoming entrance with carpeted flooring, a radiator, a double-glazed window to the rear and a storage cupboard.

Bathroom



Finished with vinyl flooring, a frosted double-glazed window to the front, partially tiled walls, a bath with an overhead electric shower, WC, wash hand basin and a radiator.

Bedroom



A good-sized double bedroom with laminate flooring, two large double-glazed sash windows to the front, and a radiator.

Lounge/Dining Room



A bright and spacious area with laminate flooring, a radiator and sliding patio doors leading to the rear patio.

Kitchen

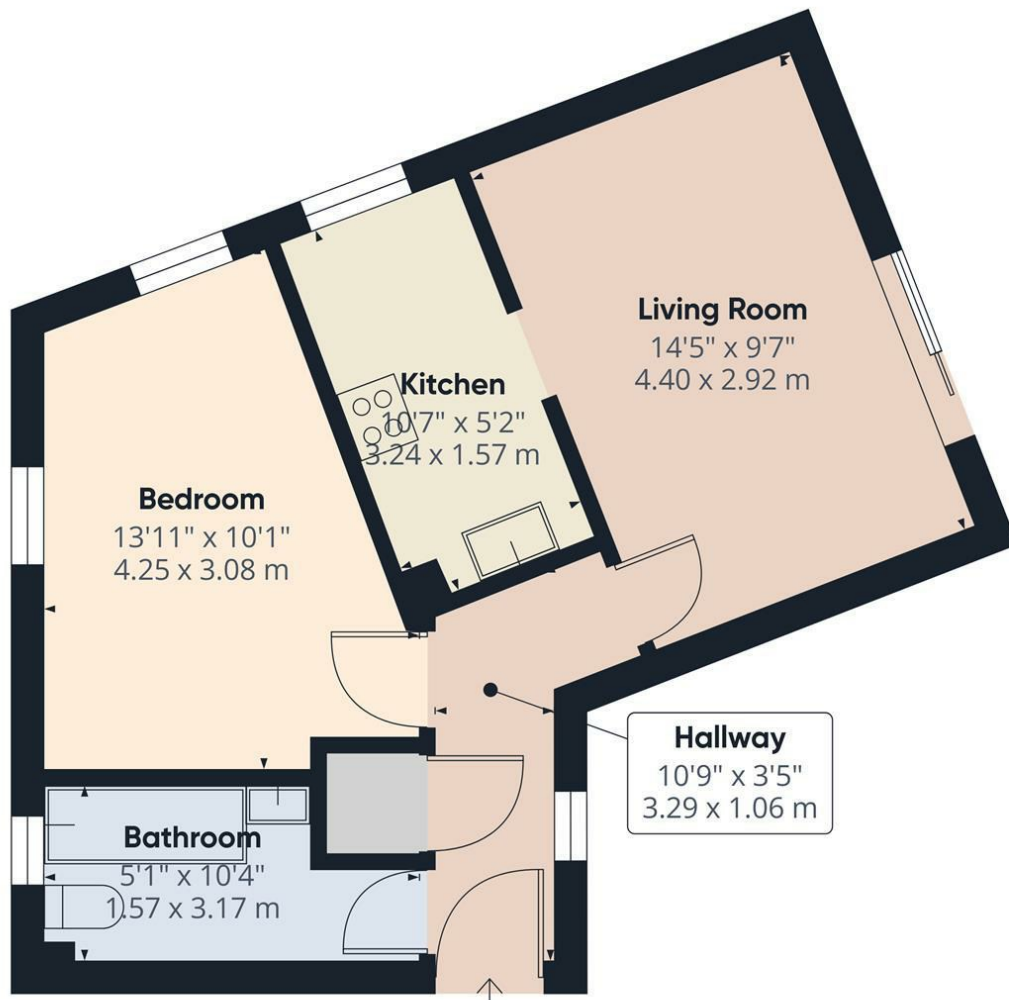


Fitted with vinyl flooring, matching wall and base units, a gas hob and electric oven and space for an under-counter fridge and washing machine. Includes a double-glazed sash window to the side and a 2-year-old Ideal boiler.

Useful Information

Tenure Leasehold
Council Tax Band (A) - £1,578.14

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	



Approximate total area⁽¹⁾

414.31 ft²
38.49 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.

GIRAFFE360



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