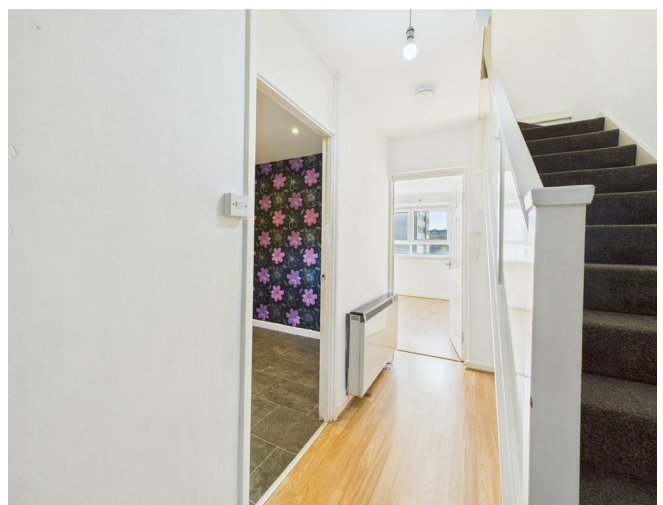


33, Shards Court Mainway, Lancaster, LA1 2AX



£75,950

A well-presented two-bedroom duplex apartment, ideally located within walking distance of Lancaster city centre and offering attractive views over the nearby green and canal.

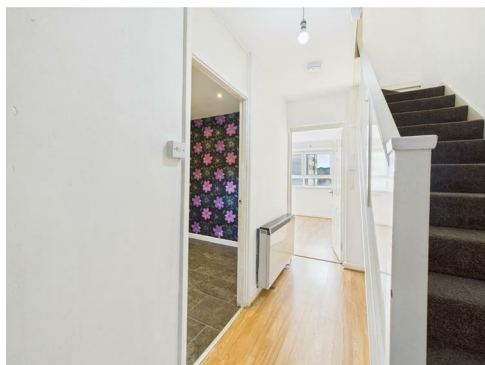
Set on the second floor, this stylish apartment is perfect for first-time buyers looking to get onto the property ladder or for investors seeking a strong buy-to-let opportunity in a desirable and convenient location.

The accommodation is spread over two floors and offers a spacious and light-filled lounge with lovely views, a kitchen/diner with plenty of space for both cooking and entertaining, two well-proportioned bedrooms, and a contemporary bathroom.

This charming apartment is ideally situated for access to local amenities, public transport links, and all the vibrant culture and convenience the city centre has to offer, while still enjoying the peace and greenery of its surrounding outlook.

A fantastic opportunity for those looking for a comfortable home or a smart investment in Lancaster.

Entrance Hallway



Stairs to the first floor, electric storage heater, laminate floor,

cupboard housing consumer unit, intercom.

Kitchen/Diner



Double-glazed window to the side, range of matching wall and base units, stainless steel sink, four plates eclectic hob and oven, extractor hood, plumbing for washing machine, vinyl floor, electric storage heater.

Lounge



Double-glazed window to the front with lovely views, fireplace with inset coal effect electric fire, laminate floor, walk in storage cupboard.

First floor Landing

Electric storage heater and access to the loft.

Bedroom One



Double-glazed window to the front with lovely views, electric storage heater and laminate flooring.

Bedroom Two



Double-glazed window to the rear, electric storage heater and laminate flooring, built in storage cupboard housing the water cylinder.

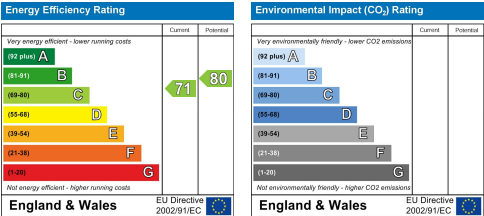
Shower Room



Double-glazed frosted window to the rear, bath with Trinity electric shower, wash hand basin, vinyl floor, electric wall heater, W.C.

Useful Information

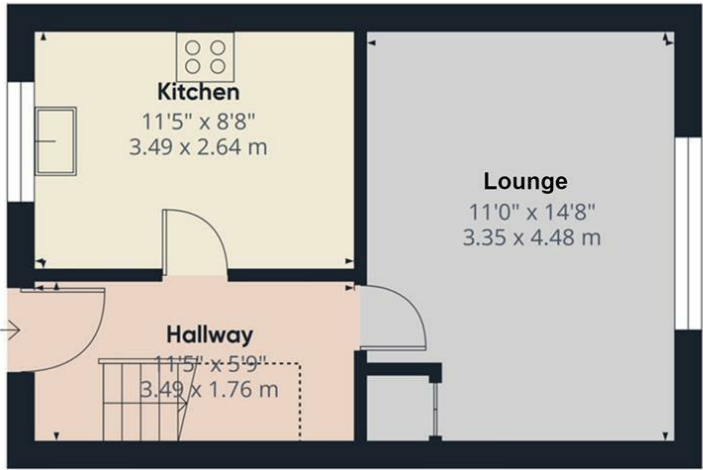
Tenure Leasehold
Start Date November 1991
End Date November 2116
125 Years
91 Years remaining
Council Tax Band (A) £1,605.00



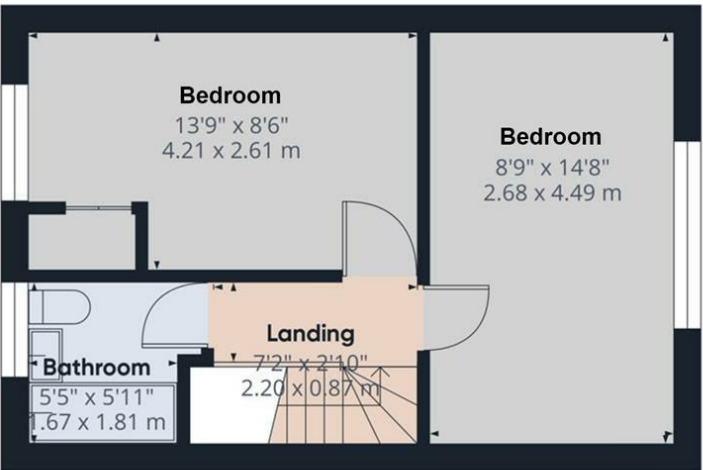
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Ground Floor



Floor 1

Approximate total area[®]

633.46 ft²
58.85 m²

Reduced headroom

11.93 ft²
1.11 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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.

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