



22 Lunesdale Court, Derwent Road, Lancaster, Lancashire, LA1 3ET

A nicely situated ground floor apartment with outstanding views across Lancaster towards Morecambe Bay and it's very own garage - there is plenty on offer here. This well proportioned property is sure to appeal to a wide range of prospective buyers from those looking to invest, those looking to downsize and those looking for a starter home. Situated in Lunesdale Court on Derwent Road at the top of the well regarded Freehold area of Lancaster, it is within close proximity to a number of highly rated schools, not least Lancaster Boys Grammar School. Also nearby is the iconic Ashton Memorial at Williamson Park and a whole host of amenities within the city of Lancaster which lies a mere mile away. The living accommodation consists of an entrance hallway, a spacious lounge open plan to the kitchen, two bedrooms and a contemporary family bathroom. Externally the property has a garage, and further parking is available via residents permit. Additional features include gas central heating, double glazing, a lovely, stylish fitted kitchen and the apartment is surrounded by well maintained communal grounds. The development overlooks Miss Whalley's field and there are delightful woods to the rear. Offered for sale with full vacant possession and no upward chain, contact our office as soon as possible to arrange your viewing appointment.



Entrance Hallway

Accessible from the uPVC front door and with a built in storage cupboard/cloaks room, a telephone point, a single electric point and a ceiling light point.

Bedroom Two

10'0" by 6'1" (3.07 by 1.87)

With a uPVC double glazed window to the rear elevation, a single panel radiator, a ceiling light point, electricity points and a very useful built in wardrobe.

Bathroom

4'5" x 10'0" (1.35 x 3.07)

A lovely contemporary bathroom suite comprising a panel bath with an overhead fitted shower, a low flush WC and a pedestal wash hand basin. Additionally there is a uPVC double glazed window to the rear, a single panel radiator and a ceiling light point with extractor.

Bedroom One

11'1" by 11'3" (3.4 by 3.43)

A spacious master bedroom with a uPVC double glazed window to the front of the property offering stunning views across Lancaster towards the Castle and Morecambe Bay. Further features include a double panel radiator, a ceiling light point and electricity points.

Lounge/Kitchen

10'5" by 25'9" (3.18 by 7.85)

Lounge

With uPVC double glazed windows to the front and side elevations, with more superb views to the front. The room also has two single panel radiators, ceiling down lighting, a TV point and electricity points.

Kitchen

A modern fitted kitchen with wall and base units with laminate work top surfaces, a single sink and drainer, an integrated fridge and freezer, plumbing for a washing machine, a dishwasher and also has an electric oven with a gas hob and overhead extractor. This room has a uPVC double glazed window to the rear, ceiling down lighting, electricity points and also houses the gas central heating boiler.

Externally

The property benefits from having a single garage (numbered 11), and along with the well maintained communal areas there

is additional parking on the road to the front and in the car park to the rear.

Council Tax

Band A





