



24 Arden Close, Slyne, Lancaster, LA2 6JN

Situated in the popular village of Slyne and offering generously sized living accommodation throughout, is this brilliantly presented over 55's first floor, two bedroom apartment on Arden Close. Ready to move in, the attractive property benefits from being within a short distance of a wide range of amenities and sits in an ideal position for access to the nearby city of Lancaster and the delightful Morecambe Bay. A multitude of high street shops, restaurants, bars and supermarkets are all within easy reach, as well as highly regarded schools, the Royal Infirmary and a handy West Coast mainline railway station. For commuters, junction 34 of the M6 lies 5-10 minutes away and the property all acts as a good base for the Lake District National Park, the Forest of Bowland and the western Yorkshire Dales. Internal, the property briefly comprises of a spacious landing with two handy storage cupboards, a welcoming lounge overlooking the developments courtyard, a large double bedroom with fitted wardrobes and another good sized bedroom, a three piece shower room suite and a modern fitted kitchen with integral appliances. Externally, the property comes with a well maintained communal garden as well as a car park which works on a first come first serve basis.



First Floor Apartment

Council Tax

Band B

Entrance

3'7" by 6'7" (1.11 by 2.03)

With stairs leading to the first floor, handy water point, electricity points and ceiling light.

Landing

Spacious landing with window to side aspect overlooking communal gardens, two handy storage cupboards, radiator, electricity points and ceiling light.

Kitchen

8'1" by 8'0" (2.47 by 2.46)

Modern fitted kitchen with a range of base and wall mounted units, four ring electric hob with fan oven beneath, integral microwave, integral fridge freezer, plumbing for a washing machine, sink and drainer unit. The room also houses the Vaillant gas central heating boiler, window to rear aspect, electricity points and ceiling spot lights.

Shower Room

4'7" by 7'9" (1.42 by 2.37)

Three piece shower room suite comprising a large shower cubicle, low flush WC and wash hand basin. The room also has a window to rear aspect, radiator, extractor fan and ceiling spot lights.

Bedroom One

9'4" by 12'4" (2.86 by 3.78)

Large double bedroom with window to rear aspect, fitted wardrobes, radiator, electricity points and ceiling light.

Bedroom Two

8'9" by 9'0" (2.67 by 2.76)

Big single bedroom or small double bedroom with storage cupboard, window to front aspect, radiator, electricity points and ceiling light.

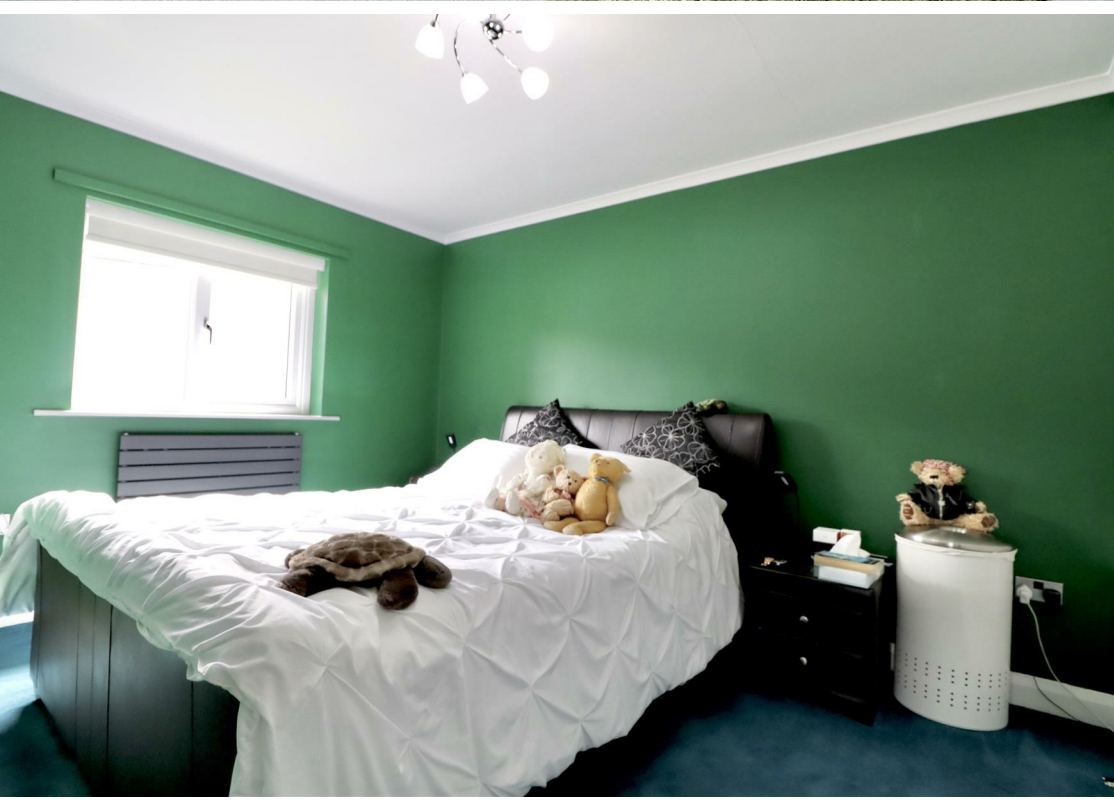
Lounge

13'11" by 13'1" (4.26 by 4)

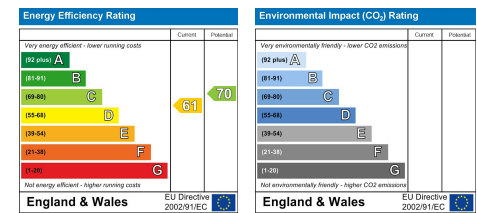
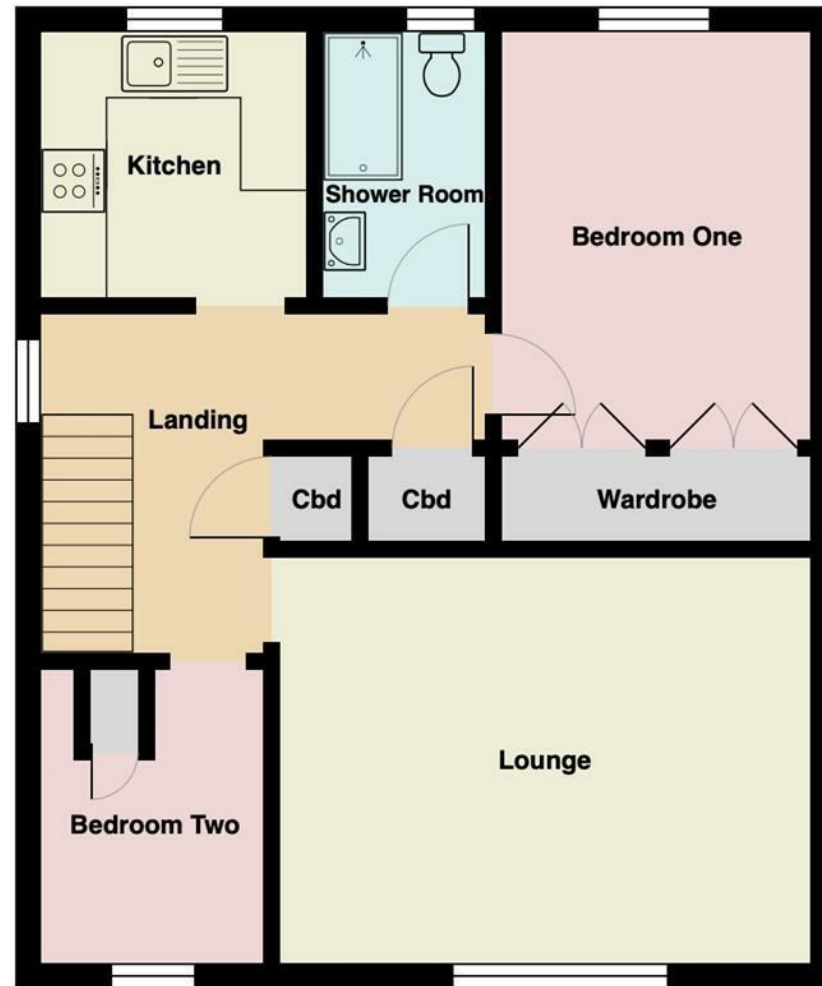
Inviting lounge with large window to front aspect overlooking the courtyard, radiator, electricity points and ceiling light.

External

Communal gardens to the rear of the property offering a lovely space to sit out and has access to a washing line. To the front is a shared parking area which works on a first come first serve basis.







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