



60 The Colonnade, Lancaster, LA1 3FP

Located in the sought after development of Standen Park and boasting immaculately presented living accommodation throughout, is this stunning two bedroom top floor apartment on The Colonnade. With well maintained grounds providing pleasant aspects to both the front and rear, the impressive property will appeal to a range of purchasers looking for a contemporary home, with desirable features including a master bedroom with ensuite, a fully integrated kitchen and allocated parking. Nestled on the periphery of the historical city of Lancaster, the flat overlooks protected woodland and sits within walking distance to Williamson Park, providing the perfect city retreat whilst also lying moments away from an array of amenities. 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, local buses provide regular travel in and around the city, including routes to the universities of Lancaster & Cumbria, and further afield, the M6 motorway lies within a short drive. The internal layout briefly comprises of a welcoming entrance vestibule and hall, an inviting and open plan living kitchen room, two excellent sized double bedrooms with the master boasting an ensuite shower room, plus, a family bathroom. Externally, the flat comes with an allocated parking space with additional communal parking also available. The communal gardens area enjoyed by the residents and provide a relaxing space full of mature trees, lawns and benched seating.



Accommodation

Hall

Welcoming entrance hall and vestibule, with a handy storage cupboard, radiator and ceiling lights. Also has access to a fully boarded loft space via a hatch that provides a superb storage area.

Living Kitchen

Modern fitted kitchen with a range of base and wall mounted units plus breakfast bar, integral appliances including fridge freezer, dishwasher, induction hob, electric fan oven, sink and drainer unit. Windows to front aspect, radiator and ceiling lights.

Bedroom One

Large double bedroom with a Juliette balcony and patio doors, radiator and ceiling light.

Ensuite

Three piece suite comprising of a corner shower cubicle, a low flush WC and a pedestal wash hand basin. Window to rear aspect, tiled floors and walls, towel radiator and ceiling lights.

Bedroom Two

Double bedroom with a range of fitted wardrobes, window to rear aspect, radiator and ceiling light.

Bathroom

Three piece suite comprising of a panel bath with shower over, a low flush WC and a pedestal wash hand basin. Tiled floors and walls, window to front aspect, radiator and ceiling light.

External

Allocated parking space to the front with additional communal parking along the street. Communal green areas to the front and rear providing pleasant aspects.

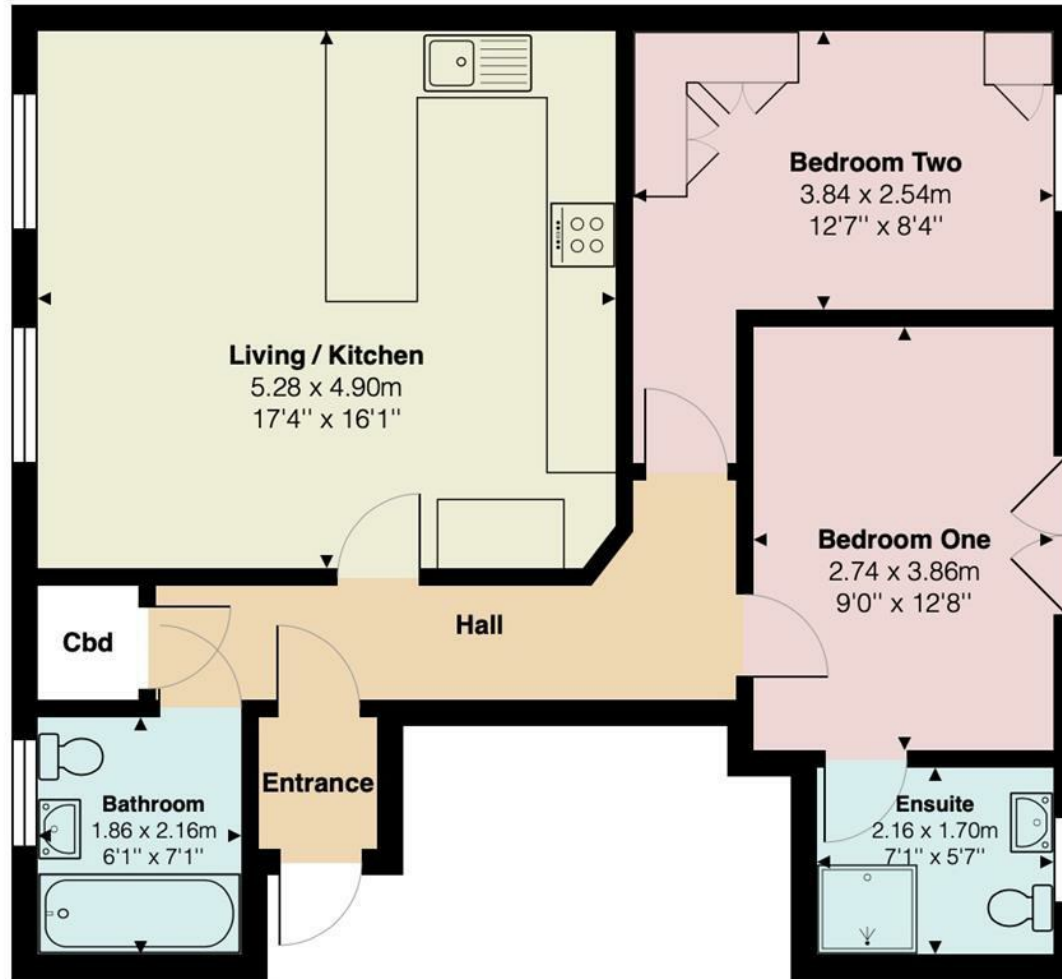
Additional Info

Council Tax Band C. Leasehold, 228 years. The Service Charge and estate maintenance is managed by Parkinson Property. The Leasehold is managed by Simarc Property Management, Borehamwood, Hertfordshire. Service Charge £915 / 6 months, includes Buildings Insurance; Ground Maintenance/Gardening; Lighting and Utility costs for the public areas on the estate; Property maintenance and repairs (in accordance with the relevant schedule). Ground Rent £75

per year. Each apartment owner has a share in Standen Park estate meaning the estate is ran by the residents who appoint a board of directors who are also residents.







Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Most energy efficient - lower running costs	Best possible			Most environmentally friendly - lower CO ₂ emissions	Best possible		
92-100	A			82-91	A		
81-91	B			69-81	B		
69-80	C			55-68	C		
55-68	D			49-54	D		
49-54	E			41-48	E		
41-48	F			31-40	F		
31-40	F			13-30	G		
13-30	G			Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs							
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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