



17 Masonfield Crescent, Lancaster, LA1 3SR

Located within the hugely popular Standen Gate development in South Lancaster and offering the perfect opportunity for a first time buyer, is this spacious two bedroom first floor apartment on Masonfield Crescent, which forms part of the Lancaster affordable housing scheme. Ready to move in and available with no onward chain, the apartment offers well proportioned rooms throughout, along with a contemporary finish that includes a recently installed bathroom and a contemporary kitchen. The internal layout briefly comprises of a communal entrance hall to the ground floor, with the flat itself boasting a welcoming entrance hallway, a fitted kitchen, a spacious lounge / diner, an impressive double bedroom, a large single bedroom and a stylish three piece bathroom room suite. The property also comes with a handy allocated parking space and additional visitors 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.



Accommodation

Hallway

Welcoming entrance hall with a handy storage cupboard, an electric storage heater, a telephone entry system and a ceiling light.

Kitchen

Modern fitted kitchen with a range of base and wall mounted units, four ring electric hob with fan oven beneath, plumbing for a washing machine, space for a fridge freezer, sink and drainer unit. Also with a window to rear aspect, laminate flooring and ceiling light.

Bathroom

Stylish three piece suite comprising of a panel bath with shower over, a low flush WC and a pedestal wash hand basin. Also with a towel radiator, laminate flooring, a window to rear aspect and ceiling light.

Lounge Diner

Spacious living room with plenty of room for a dining area, a feature fireplace with electric fire, a window to front aspect, electric storage heater and ceiling light.

Bedroom One

Large double bedroom with windows to both the front and side aspects, electric storage heater and a ceiling light.

Bedroom Two

Well proportioned single bedroom which is also currently used to house a study area, with a window to rear aspect, electric storage heater and ceiling light.

Parking

Property comes with one allocated parking space along with visitor parking spaces.

Lease Information

Property is leasehold and is also part of the affordable housing scheme through Lancaster Council, with the property marketed at 80% market value. Any new purchasers must be approved by the council before completing on a purchase. 999 Year lease from 2001. Block is managed by the residents, current service charge £50 per month and ground rent £88 / per year.

Council Tax

Band A







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	81		
<p>Most energy efficient - lower running costs</p> <p>105-120 A</p> <p>81-104 B</p> <p>65-80 C</p> <p>49-64 D</p> <p>33-48 E</p> <p>17-32 F</p> <p>1-16 G</p> <p>Not energy efficient - higher running costs</p>		<p>Most environmentally friendly - lower CO₂ emissions</p> <p>105-120 A</p> <p>81-104 B</p> <p>65-80 C</p> <p>49-64 D</p> <p>33-48 E</p> <p>17-32 F</p> <p>1-16 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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