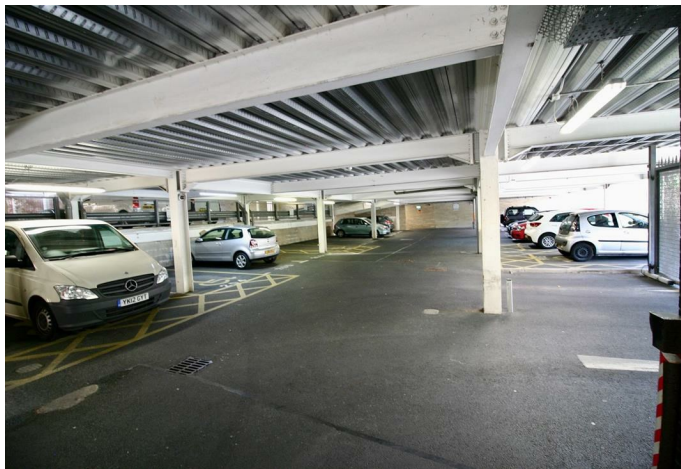




## Apartment 716, Bridge Square Apartments Kingsway, Lancaster, LA1 1BB

Located in the striking and hugely popular Bridge Square Apartments development on Kingsway, is this impressive two bedroom top floor apartment boasting contemporary living accommodation in a convenient city centre location. The flat is an ideal investment property or first time buy, especially with it being situated in a great position to access the variety of amenities, that the historic city of Lancaster has to offer. A multitude of high street shops, ample restaurants, bars and supermarkets are all within easy reach, as well as highly regarded schools, the University of Cumbria, 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 University of Lancaster and, further afield, the M6 motorway lies under two miles away. The internal layout of the apartment briefly comprises of an entrance hall, two good sized double bedrooms with the larger providing an ensuite shower room, an impressive kitchen / dining / living space complete with modern fitted kitchen and balcony, along with a family bathroom and a utility/store room. An allocated parking space also comes with the property and is located in the secure ground floor car park.



## **Seventh Floor Accommodation**

### **Entrance Hall**

Ceiling lights.

### **Kitchen / Dining / Living Room**

**12'0" x 22'6" (3.67 x 6.88)**

Modern fitted kitchen with a range of base and wall mounted units, four ring electric hob with fan oven beneath, plumbing for dishwasher, sink and drainer unit. Double glazed patio doors leading onto balcony, two electric radiators, ceiling lights.

### **Bathroom**

**7'10" x 6'7" (2.40 x 2.02)**

Three piece suite. Panel bath with shower over, low flush wc and pedestal wash hand basin. Electric radiator, ceiling light.

### **Bedroom One**

**12'1" x 10'5" (3.69 x 3.20)**

Double bedroom. Electric radiator, double glazed window, ceiling light.

### **Ensuite**

**8'1" x 5'3" (max measurement) (2.48 x 1.61 (max measurement))**

Three piece shower room suite. Shower cubicle, low flush wc and pedestal wash hand basin. Electric radiator and ceiling light.

### **Bedroom Two**

**9'4" x 10'6" (2.86 x 3.21)**

Double bedroom. Electric radiator, double glazed window, ceiling light.

### **Store / Utility**

**8'0" x 4'9" (max measurement) (2.45 x 1.47 (max measurement))**

Plumbing for washing machine, water cylinder and meters. Ceiling light.

### **Parking**

Allocated parking space in secure car park.







Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<small>Very energy efficient - lower running costs</small> 93-100 <b>A</b> 81-92 <b>B</b> 69-80 <b>C</b> 55-68 <b>D</b> 39-54 <b>E</b> 21-38 <b>F</b> 1-20 <b>G</b> <small>Not energy efficient - higher running costs</small>		73	80	<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> 82-90 <b>A</b> 61-81 <b>B</b> 49-60 <b>C</b> 35-48 <b>D</b> 23-34 <b>E</b> 11-28 <b>F</b> 1-10 <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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