



23b Queen Street, Lancaster, Lancashire, LA1 1RX

NO SERVICE CHARGES OR GROUND RENT

Centrally located within the historic city of Lancaster and appealing to a range of buyers from first time home owners to rental investors, is this impressive two bedroom duplex apartment on Queen Street. Available with no onward chain, the sizeable property is ready to move in and offers spacious, well presented living accommodation throughout whilst also benefitting from being within walking distance to an array of city centre amenities. A multitude of high street shops, restaurants, bars and supermarkets are all within walking distance, 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 University of Lancaster and further afield, the M6 motorway lies just under three miles away. Internally, the property briefly comprises of a welcoming communal entrance hall that leads to the flat, a generously sized lounge, a versatile room that could be a third bedroom or a second sitting area, a modern fitted kitchen, two excellent sized double bedrooms and a three piece contemporary bathroom suite. The attractive flat also comes with a private rear yard, both the kitchen and bathroom benefit from under floor heating and there is on street permit parking available.



Ground Floor

Communal Entrance

Giving access to the property.

Lounge

16'2" by 13'1" (4.95 by 3.99)

Generously sized room with a feature fireplace with gas fire, wood flooring, window to front aspect, radiator, electricity points and ceiling light.

Bedroom/Sitting Room

13'8" by 13'2" (4.17 by 4.02)

Versatile room which could either be used as a third bedroom or a second sitting area with window to rear aspect, wood flooring, radiator, electricity points and ceiling light.

Hallway

Wood flooring, stairs giving access to lower ground floor, electricity point and ceiling light.

Kitchen

9'6" by 12'11" (2.91 by 3.96)

Modern fitted kitchen with a range of base and wall mounted units, four ring hob with oven and grill beneath, integral fridge freezer, integral washing machine, sink and drainer unit. The room also has a window to side aspect, vaillant gas central heating boiler, door leading out to rear yard, radiator, under floor heating, electricity points and ceiling spot lights.

Bathroom

10'2" by 7'4" (3.1 by 2.24)

Contemporary three piece suite comprising a panel bath with shower over low flush WC and wall hung wash hand basin. The room also has a window to side aspect. towel radiator, under floor heating, extractor fan and ceiling spot lights.

Lower Ground Floor

Hallway

Feature stone flooring and ceiling light.

Bedroom One

10'7" by 12'9" (3.25 by 3.9)

Double bedroom with window to rear aspect, wood flooring, handy storage cupboard, radiators, electricity points and ceiling light.

Bedroom Two

10'5" by 13'11" (3.2 by 4.26)

Double bedroom with window to front aspect, door to the side leading which could be used as a alternative entrance, radiator, electricity points and ceiling light.

External

Good sized concrete rear yard ideal for a table and chairs and potted plants. Private side alleyway that gives access to the front and rear without having to go through the property. Permit parking to the front.

Services

The property has gas, electric, mains water and mains drainage.

Council Tax

Band A - Lancaster City Council

Tenure

The property is leasehold but with no service charges and a ground rent of one peppercorn. The lease is 999 years from 1974.

Viewings

Strictly by appointment with the agent.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.







Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Most energy efficient - lower running costs				Most environmentally friendly - lower CO ₂ emissions			
92-100	A			10-15	A		
81-91	B			16-20	B		
69-80	C			21-25	C		
55-68	D			26-30	D		
39-54	E			31-35	E		
21-38	F			36-40	F		
1-20	G			41-45	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating: 67 (Current), 77 (Potential)

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