





## 517, Bridge Square Apartments Kingsway, Lancaster, LA1 1BB

Located in the striking and hugely popular Bridge Square Apartments development on the historic Kingsway circular of Lancaster, this impressive two bedroom, fifth floor apartment boasts spacious, open plan living, two bathrooms and allocated, secure parking. This apartment is currently let at a rent of £725 pcm, and can be sold with vacant possession.

Providing excellent access to a variety of amenities, which the historic city of Lancaster has to offer, with a multitude of high street shops, ample restaurants, bars and supermarkets can be found within walking distance. For commuters, local buses provide regular travel in and around the city, with the M6 motorway situated under two miles away and the West Coast mainline railway station located in the town giving access further afield.



## Layout (With Approx. Dimensions)

### Fifth Floor Accommodation

#### Entrance Hall

Entered via a solid door, this spacious hall is fitted with a wall mounted electric heater.

#### Living / Kitchen / Diner 22'6" x 12'1" (6.88 x 3.69)

A beautifully open plan room, fitted with a feature balcony, where views across Lancaster towards Lancaster Castle and The Priory can be enjoyed. With a double glazed door and side window and a wall mounted electric heater. This room opens into the kitchen diner area, where there is ample room for a dining table and chairs. Fitted with a range of wall and base units, with a complimentary worktop over and a stainless steel sink unit with mixer tap and drainer. Fitted appliances include a four ring electric hob with fan oven beneath and extractor above, as well as space for a fridge freezer and plumbing for dishwasher. With downlighters and an electric wall mounted heater.

#### Utility Room

8'0" x 4'9" (2.46 x 1.47)

A fantastic room with ample storage. Housing a pressurised hot water cylinder system, with plumbing for washing machine.

#### Bedroom One

12'1" x 10'6" (3.70 x 3.21)

A bright and spacious room, fitted with a double glazed window and a wall mounted electric heater. A wooden door leads into:

#### Ensuite Shower Room

Fitted with a three piece suite consisting of a WC, wash hand basin and a shower cubicle, with tiled surround. With a wall mounted mirror, an extractor fan and a wall mounted electric heater.

#### Bedroom Two

10'5" x 9'4" (3.20 x 2.86)

A second double bedroom, fitted with a double glazed window and an electric wall mounted heater.

#### Bathroom

Fitted with a three piece suite consisting of a WC, wash hand basin and a bath with shower over and a tiled surround. With a wall mounted mirror, light and shaver point and an electric wall mounted heater.

#### Parking

Located beneath the apartments, an allocated parking space can be found in the secure car park.

#### Services

Mains electric, mains water and mains drainage.

#### Council Tax

Band B - Lancaster City Council.

#### Tenure

Leasehold - held on a balance of

#### Viewings

Strictly by appointment with Houseclub Estate Agents, Lancaster.

#### Energy Performance Certificate

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

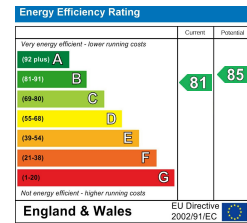












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