



1, Station Court Station Road, Caton, Lancaster, Lancashire, LA2 9QL

Nestled in the idyllic Lune Valley village of Caton, this purpose built over 55's first floor apartment has everything and more. Beautifully presented throughout, this superb home has two bedroom and is ready to move into. With communal gardens to the rear, a modern stair lift, handy off road parking and rooftop views across the surrounding countryside, what's not to love. No Chain.

The village of Caton provides its residents with a an array of excellent amenities, including the Co-op late shop, a doctors surgery and chemist, as well as a tea room, two popular pubs and a handy fuel station. There is also the Crook O' Lune walk located at the end of the road, providing access to some of the most breath-taking views across the Lune Valley. This also forms part of the Lancaster Cycle track and provides walking and cycling access into the historic market town of Lancaster. There is also a handy bus service located a stones throw away as well as good access to the M6 motorway for those who like to commute.



Layout (With Approx. Dimensions)

First Floor

Entrance

Entered via UPVC double glazed door with decorative stained glass detailing. This bright and spacious entrance has stairs leading to the first floor, a UPVC double glazed window and a radiator. It is also fitted with a stairlift, which is approximately two years old. This leads to a half landing with a useful built-in storage cupboard with coat hooks and ample storage. Four steps leads onto a landing area where access to a loft space can be found, as well as a useful built-in storage area.

Living Dining Room

14'4" x 12'2" (4.37 x 3.71)

A bright and inviting room, fitted with a feature wall mounted electric fireplace. With a UPVC double glazed window to the front, coving to the ceiling and a radiator.

Kitchen

10'0" x 6'9" (3.05 x 2.07)

Installed approximately four years ago, this beautiful room is fitted with a range of wall and base units with a complimentary granite worktop over and a stainless steel sink unit with mixer tap and drainer. Fitted appliances include a four ring induction hob, with an extractor hood above, a high-rise oven, a built-in fridge freezer and plumbing for a washing machine. A gas central heating boiler is discreetly positioned in a kitchen cabinet, whilst a UPVC double glazed window showcases views across the valley. With downlighters, a heated towel rail and a PVC ceiling.

Bedroom One

12'11" x 9'1" (3.95 x 2.77)

A beautifully presented room fitted with a large built-in wardrobe with sliding mirrored doors, providing an excellent storage area. With a UPVC double glazed window, coving to the ceiling and a radiator.

Bedroom Two

8'11" x 7'11" (2.74 x 2.42)

A bright and light room, fitted with a UPVC double glazed window showcasing views across the Lune Valley and the surrounding Lancashire countryside. With a large freestanding wardrobe with sliding doors and a radiator.

Shower Room

7'11" x 5'4" (2.42 x 1.64)

Fitted with a three-piece modern suite comprising a WC, a wash hand basin set in a bathroom cabinet and a large shower cubicle with tiled surround. With a UPVC double glazed frosted window, an extractor fan and a heated towel rail.

Outside

To the front of the property, there is a block paved driveway, with one parking space located directly in front of the door, belonging to No 1. A flagged pathway provides access to the front and side of the property. There is access to the rear of the property where a private communal garden can be found, providing the perfect area to sit out and enjoy a warm summers day. With a beautifully planted borders and located at the end of the garden, there is access to hanging area, perfect for drying clothes. There is also access out to the other side of the property via wooden gate. For visitors, there is additional parking located across from the property and a time schedule allowing visitors two hours to park outside the property. This can be used by anyone.

Services

Mains electric, mains gas, mains water and mains drainage.

Council Tax

Band A - Lancaster City Council.

Tenure

Leasehold – held on a balance of 999 years starting from the 24th August 1987. There is no Ground Rent to pay and the owners of the four flats share equally all costs, including buildings insurance, maintenance of communal areas and any works which may be needed to upkeep the building.

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.







| Energy Efficiency Rating | | Current | Possible |
|---|--|---------|----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 68 | 69 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | |

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