



27 Cotton Square, Lancaster, LA1 5US

****35% Shared Ownership****

Forming part of the incredibly popular Redrow homes development, lying just off the banks of the River Lune in Lancaster, is this well presented two bedroom Shared Ownership property on Cotton Square. Advertised for a 35% share, the property is the ideal purchase for a first time buyer or commuting professional. Situated just off the quayside, the attractive property sits in a perfect position to access the wide range of amenities that the historic city has to offer. These include 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 universities of Lancaster, and further afield, the M6 motorway lies just over two miles away.

The internal layout briefly comprises on the ground floor of an entrance hall, modern fitted kitchen, a large living/dining room complete with patio doors leading onto the rear garden, and a wc. To the first floor are two double bedrooms with both boasting ensuite shower rooms. Externally, the impressive rear garden is minimal maintenance with astroturf and patio area, plus there is also room for a shed. Allocated parking can be found to the front.



Ground Floor

Entrance Hall

A welcoming hallway with stairs to the first floor with an under stair storage cupboard, a recess storage cupboard housing the electric trip switch box, a telephone point and an electricity point. Further features are the single panel radiator, the double electricity point, twin ceiling light points, a fitted smoke alarm and a wall mounted central heating thermostat.

Kitchen

6'1" x 9'0" (1.85m x 2.74m)

Contemporary kitchen designed with wall and base units with laminate work top surfaces, a single sink and drainer, an electric oven with a gas hob and overhead extractor hood, space for a fridge freezer and a tumble dryer, electricity points, ceiling spot lighting, a uPVC double glazed window to the front and a fitted smoke alarm and detector.

Lounge / Diner

12'5" x 12'9" (3.81m x 3.89m)

A lovely living/dining room with uPVC sliding patio doors and window opening onto the rear garden. The room has a double panel radiator, both TV and telephone points, electricity points and a ceiling light point.

WC

5'1" x 3'6" (1.57m x 1.09m)

A very handy facility with a low flush WC and a pedestal wash hand basin with tiled splash backs. Complemented by a single radiator and a ceiling light point with extractor.

First Floor

Bedroom One

12'4" x 7'10" (3.78m x 2.39m)

With two uPVC double glazed windows to the front, a single panel radiator, electricity points, a ceiling light point and an over stair cupboard housing a hot water cylinder.

Ensuite

5'6" x 6'9" (1.68m x 2.06m)

Low flush WC, a pedestal wash hand basin with tiled splash backs and a shower unit. There are ceiling spotlights, an extractor point and a stylish chrome heated towel rail.

Bedroom Two

8'7" x 10'9" (2.64m x 3.28m)

With a uPVC double glazed window to the rear, a single panel radiator, both TV and telephone points, electricity points and a ceiling light point.

Ensuite

3'4" x 8'9" (1.04m x 2.67m)

A low flush WC, a pedestal wash hand basin with tiled splash backs and a shower unit. There are ceiling spotlights, an extractor point and a stylish chrome heated towel rail.

Council Tax

Band B

External

Fenced rear garden with room for shed. Minimal maintenance patio area and astroturf lawn. Allocated parking to the front.

Lease Info

£285 a month approx combined rent and service charge.

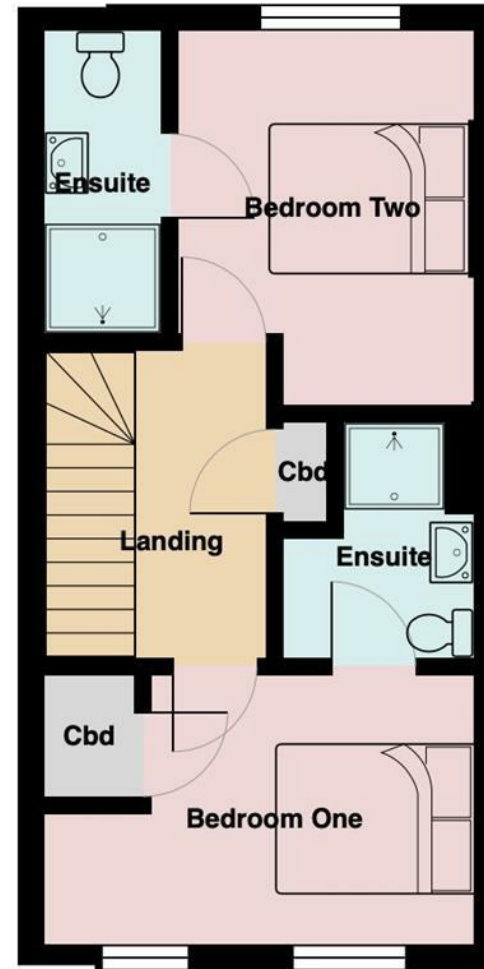
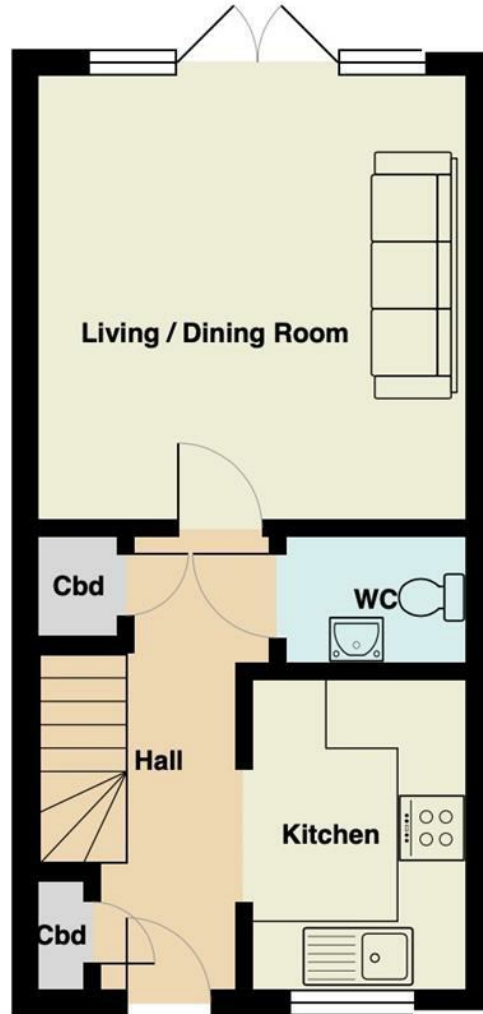
Leasehold as it's shared ownership, 125 years from 2016.

35% share can be staircased up to 100% ownership.

Management company is Jigsaw Housing.







Energy Efficiency Rating	
Current	Possible
Very energy efficient - lower running costs	
(92-100) A	96
(81-91) B	82
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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