





Inside The Home

A modern two bedroom ground floor apartment, located in a highly accessible yet discreet position. Tastefully designed with style and comfort in mind, the welcoming entrance hall leads into a delightfully appointed home. With a cosy Living Room with feature fireplace, a well thought out kitchen providing ample space for storage, and preparation space to create delicious dishes. A spacious conservatory provides the perfect backdrop for entertaining friends and family, whilst two spacious bedrooms with fitted storage and a stylish three-piece shower room complete this special home.

Let's Take A Closer Look At The Kitchen

This modern kitchen is compact yet perfectly formed to provide purchasers with ample space. Fitted with a range of wall and base units with a complementary worktop over and built in appliances which include a freestanding cooker with four ring electric hob (available via separate negotiation) and an extractor hood above, as well plumbing for a washing machine and space for a fridge freezer. A modern Valiant gas central heating boiler to completes this stunning room.

Let's Step Outside

The property has a small stoned chipped garden to the front, beautifully framing the front elevation of this home. With planted borders, a pathway to the side provides access to the rear garden. To the rear, an easy to maintain paved garden can be found providing the perfect back drop for a quiet morning coffee on a warm summers day. There is also an allocated parking space which comes with the property directly opposite for ease of parking.

The Location

Hornby Court is nestled in a quiet area of Beaumont Park and lies close to amenities such as local convenience shops, schools as well as a local doctors surgery and pharmacy. With excellent public transport links including local bus services providing easy access to the city of Lancaster, and two motorway access points with the Bay Gateway and Junction 34 of the M6, this home is perfect for those who commute. Local idyllic walks are accounted for, with the historic Lancaster Canal a short stroll away and access to the surrounding countryside.

Services

The property has gas central heating serviced by a wealth of fitted radiators. The windows are double glazed and water and drainage are both mains provided.

Tenure

The property is Leasehold. Title number LA759204. The property is held on the balance of a 999 year lease from 17th February 1995, with a peppercorn rent. There is a shared agreement for the upkeep go the roof, which is split equally between to the two properties.

Council Tax

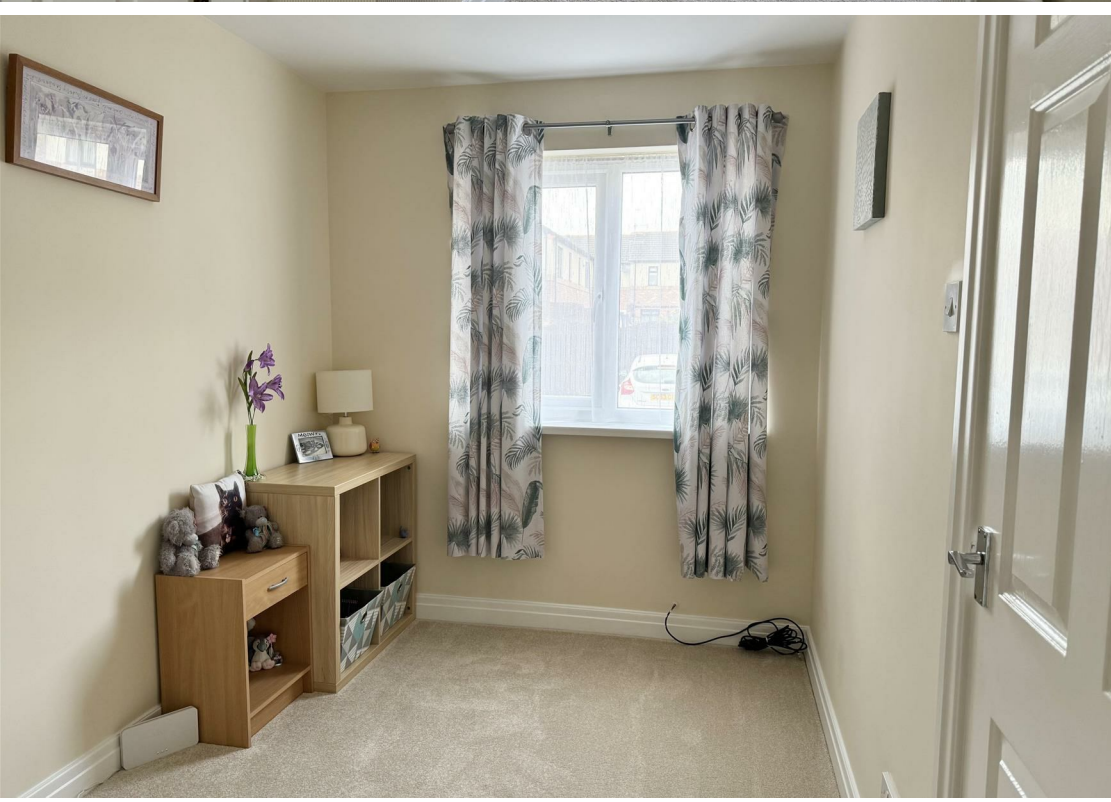
This home is Band A under Lancaster City Council.

Viewings

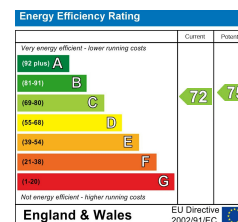
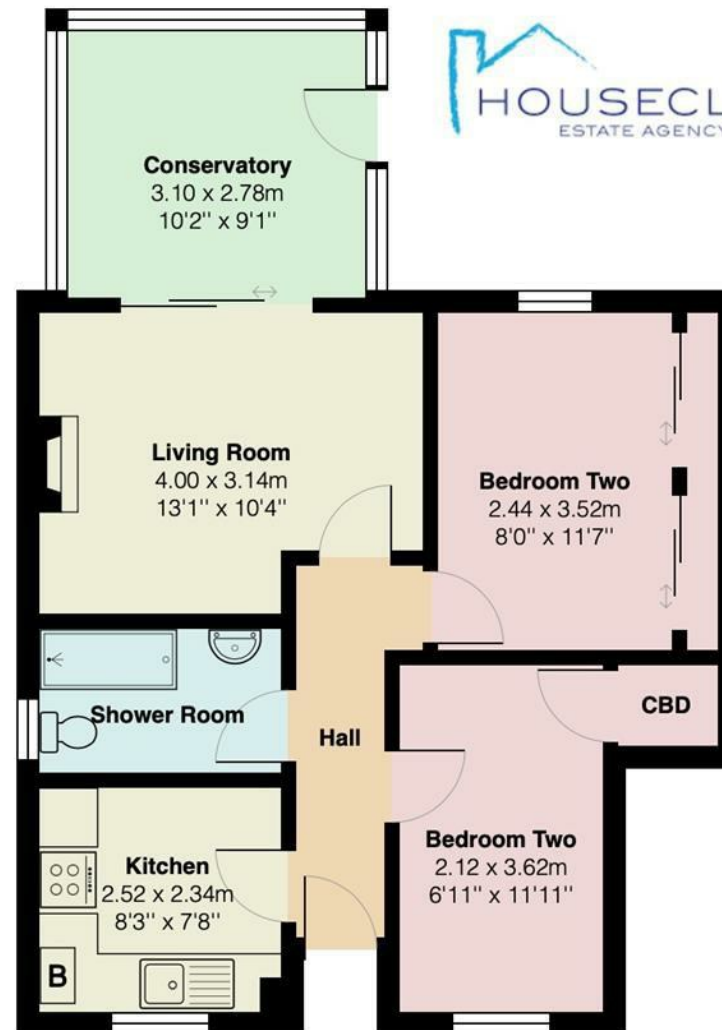
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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