



Flat 9 Kensington House Greaves Road, Lancaster, LA1 4UY

Located close to Lancaster City Centre, this fantastic one bedroom apartment has everything and more. Good-sized living spaces including a lounge, sun room and balcony area, and a spacious bedroom and shower room. The icing on the cake - A garage, store room and off road parking. This splendid property is ready to move straight into and is offered to the market with No Chain.

Location is everything, this property is well connected, being within walking distance of the town centre, universities and the local hospital. The apartment really does cater for the needs of a range of buyers. Whether you are student studying at one of the Universities, those looking for an ideal lock up and leave, or a retired couple looking for easy living whilst being well connected, this property really does cater for all.



Layout (with approx. dimensions)

Hallway

Entered via a UPVC double glazed door, this leads into an entrance hall. With a built-in storage cupboard housing a 'Gledhill' hot water pressure cylinder and shelving.

Kitchen

9'3" x 6'0" (2.84 x 1.84)

Fitted with a range of wall and base units with a complementary worktop over and stainless-steel sink unit with mixer tap. Fitted appliances include a Bosch electric oven and a four ring ceramic hob with stainless steel splashback and extractor fan over. With a Bosch washing machine (approximately three years old) and a LEC fridge freezer. With a UPVC double glazed window to the front allowing ample natural light into the room.

Living Room

14'11" x 10'0" (4.56 x 3.06)

A light and bright room, fitted with sliding Aluminium sliding glazed doors, leading into a Sun Room. This allows ample natural light to circulate the room and gives rooftop views towards Lancaster. With a ceiling fan light and a wall-mounted 'Haverland' programmable electric radiator.

Sun Room

10'0" x 4'7" (3.06 x 1.42)

Of a brick construction, this fantastic room could be used for a multitude of purposes. With a UPVC double glazed door providing access to an external balcony area and a wall mounted electric heater.

Balcony

8'3" x 4'7" (2.54 x 1.42)

The perfect place to sit and relax. With a secure metal rail and ample space for a small table and chairs.

Bedroom One

13'8" x 8'3" (4.18 x 2.54)

Fitted with a built-in, walk-in wardrobe, providing ample storage, with a shelf and hanging rail. With a UPVC double glazed window portraying rooftop views of Lancaster, a ceiling fan light and a wall-mounted 'Haverland' programmable electric radiator.

Shower Room

Fitted with a three-piece suite consisting of a WC, wash hand basin and an enclosed shower unit, with tiled surround. With a UPVC double glazed frosted window, a wall-mounted heater and shaver point.

Outside

To the front of the property, there is a paved area, with four steps leading to a front door and under porch canopy. To the rear of the property, off road parking can be found in a private car park, shared between the residents of Kensington Court.

Garage

18'10" x 8'11" (5.76 x 2.74)

Underneath the properties, located at the rear, a garage and store room can be found. An up and over door leads into an open-plan garage. To the rear, there is a private, lockable storage room with light and power point.

Store Room

7'0" x 6'4" (2.14 x 1.94)

To the rear of the garage area, there is a private, lockable storage room. An excellent storage area perfect for bikes and outdoor equipment. This room is fitted with light and power point.

Services

Mains electric, mains water and mains drainage.

Council Tax

Band A - Lancaster City Council.

Tenure

Leasehold – held on a balance of 999 years starting from the 1st January 1983. There is no Ground Rent to pay as the owners of the apartments in Kensington House automatically become shareholders in Kensington House Lancaster Ltd. The Service Charge is understood to be £1000 PA and includes upkeep of the garden areas.

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		77
(81-91) B		
(69-80) C		
(55-68) D		41
(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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