





## 67D New Quay Road, Lancaster, LA1 5UZ

Forming part of the incredibly popular Redrow homes development, this stunning two bedroom, first floor apartment offers stunning views across the historic St. George's Quay and the breath-taking River Lune. Boasting high quality finishes throughout, this immaculately presented property offers contemporary living accommodation with an open plan Living Dining Kitchen, a breakfast kitchen, two generous bedrooms and two bathrooms, as well as allocated parking.

Providing access to a wide range of amenities that the historic city of Lancaster has to offer with a multitude of high street shops, restaurants, bars and supermarkets all within easy reach, 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 & Cumbria, and further afield, with the M6 motorway located just over two miles away.



## Layout (With Approx. Dimensions)

### Entrance

Entered via an external door, this leads into a communal entrance hall. Housing the properties letter box and meter cupboards, there are stairs which lead to the first floor. Leading through the internal wooden door, this leads into a small landing area, where the apartments front door is located to the right.

### Entrance Hall

With a UPVC double glazed window overlooking parking to the rear and an intercom telephone point. This room is also fitted with a built-in cupboard, housing a Vaillant gas central heating boiler (installed in October 2023) and providing ample storage. This leads down into:

### Open Plan Living Dining Kitchen

**11'0" x 7'1" (3.36 x 2.18)**

A warm and inviting room, fitted with UPVC tripled glazed doors and a Juliet balcony showcasing views across the River Lune and Lancasters historic St George Quay. With a UPVC triple glazed side window, laminate flooring and two radiators. This beautiful room opens into a spacious Breakfast Kitchen, fitted with a range of wall and base units with a complementary worktop over, a breakfast bar area and a one and a half stainless-steel sink unit with mixer tap and drainer. Fitted appliances include a four-ring electric hob with extractor above, a high rise double oven and an integral fridge freezer. With plumbing for a washing machine, a UPVC double glazed window, under cabinet lighting and downlighters, and laminate flooring.

### Bedroom One

**15'1" x 8'11" (4.60 x 2.73)**

A spacious room, fitted with a UPVC triple glazed window overlooking the River Lune, and a radiator.

### Ensuite

Fitted with a three-piece suite comprising of a WC, wall mounted wash hand basin and a shower cubicle, with tiled surround. With downlighters, a shaver point and a heated towel rail.

### Bedroom Two

**13'5" x 8'7" (4.10 x 2.63)**

A second generously sized room, fitted with a UPVC double glazed window overlooking the River Lune. With a built in shelving storage area and a radiator.

### Bathroom

Fitted with a three piece suite comprising a WC, wash hand basin and. bath, with a shower over and tiled surround. With a UPVC double glazed window, downlighters and a radiator.

### Outside

To the front of the property a communal lawned area can be found with planted shrub borders. To the rear of the property, located at the side of the property under the arch, there is allocated parking for 1 car, with visitor parking to the side. Although there isn't a huge amount of outdoor space, views of the River Lune and St. Georges Quay can be enjoyed from the quayside itself, providing ample places to walk and explore.

The property is accessed by an external door via a key to the front, and a key pad entry to the rear.

### Services

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

### Council Tax

Band B - Lancaster City Council.

### Tenure

Leasehold, held on a balance of 250 years from 1st July 2015, with a ground rent of approx. £140 per year and a service charge of £1300 per annum approx. This covers upkeep of communal areas, window cleaning and building insurance.

### 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.

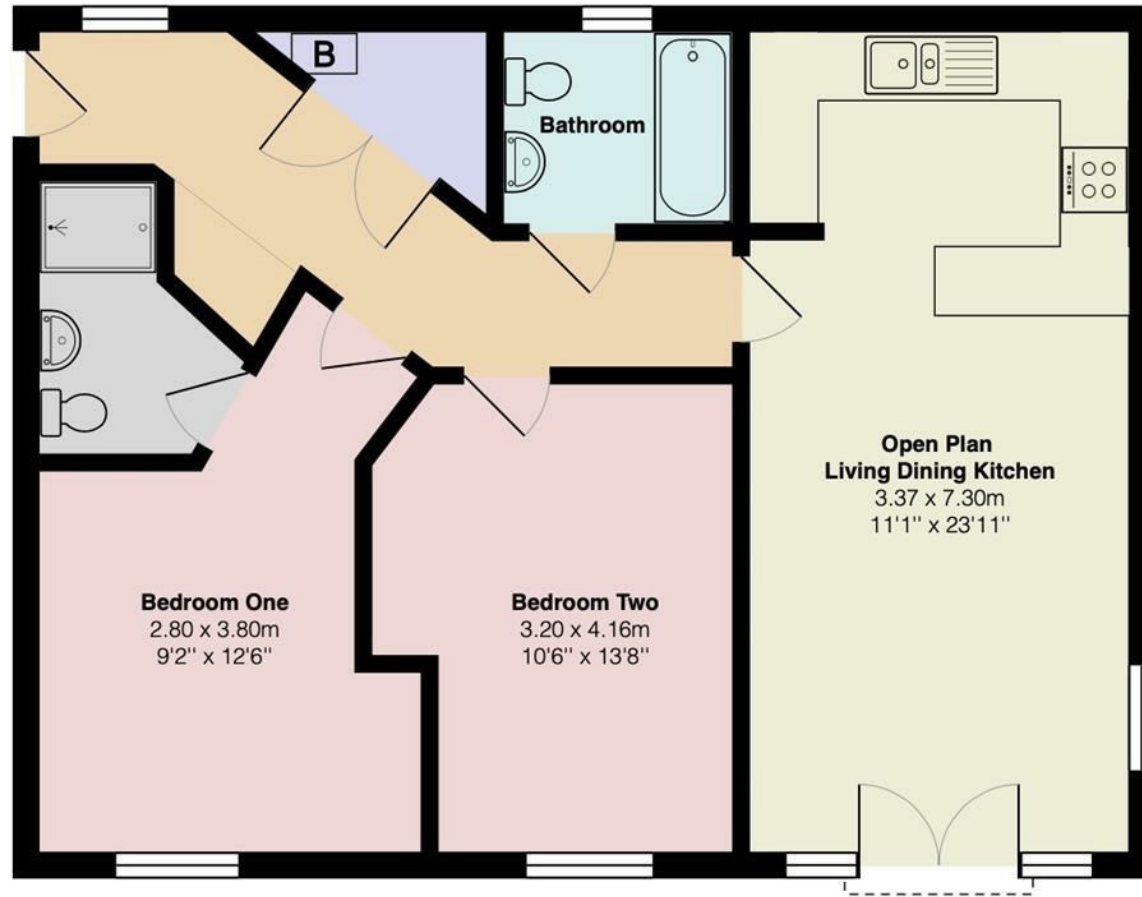












Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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