





Inside The Home

This compact yet perfectly formed apartment is located on the ground floor at the back of the apartment complex, overlooking the quiet communal garden. Entering via a new UPVC double glazed door this leads into a bright and spacious hallway, where you'll find a superb sizeable storage cupboard. This is an amazing space, extremely handy to store all those items you don't want on show in your home. A large reception room at the front of the apartment offers a versatile space for you to tailor to your requirements, with ample space for seating and furniture so could be used as a living and dining space, with a large double glazed window making it bright and welcoming throughout the day. A good sized double bedroom offers a comfortable sleeping space with built in wardrobes providing practical storage without comprising on space. The shower room has a walk in shower, sink and toilet. The gas central heating boiler can be found in the bathroom.

There is a spacious kitchen with a sliding door which maximises space in the apartment, a range of a wall and base units can be found, oven and space for a washing machine. A brilliant property for first time buyers, professionals and retirees, you will enjoy the friendly community feel and convenient location.

Let's Take A Closer Look At The Area

Close to Heysham Village is steeped in history. Nearby Heysham Head is a sandstone coastal headland most notable for harbouring the ruins of St Patrick's Chapel. The beautiful St Peter's Church stands close by too, its churchyard commanding one of the best views in the country across the Bay. Next door is the small, peaceful relaxing Glebe Garden. The village has a number of popular cafe's as well as the popular Royal Pub, a popular cricket club and is close to schools, a health centre, a large co-op and the village post office. Access to junction 34 of the M6 is easy via the Bay Gateway meaning this could be the perfect retreat for the working professional and the Gateway can get you easily on track for a trip into the Trough of Bowland, the Lune Valley or the farther afield Lake District or Yorkshire Dales. Heysham really does have one of the best sunsets in the country and it is right on your doorstep.

Let's Step Outside

The apartment complex has a communal area and courtyard. There is no parking, however there is on street parking.

Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is leasehold with title number LAN70527. There are 945 years remaining on the lease. Ground rent stated on lease as £8 per annum with an annual service charge of £1,140.01.

Council Tax Band

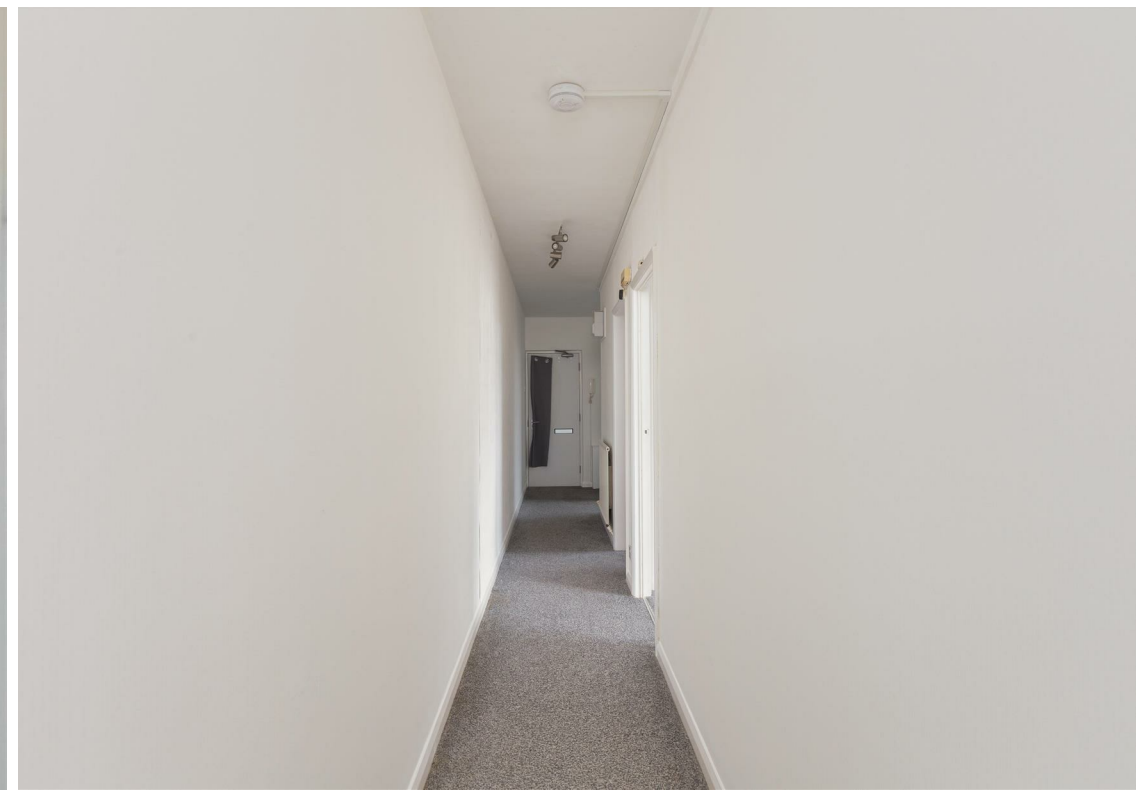
This home is Band A under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(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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