







## Inside The Home

Entered via a communal central hall, the property is located on the ground floor in a discreet position. Proceeding along the inner Hall, an open plan Living Dining Kitchen can be found. Providing a heart for this wonderful home, this provides the perfect backdrop for family and social gatherings, or quiet nights in. Fitted with a range of wall and base units incorporating fitted appliances which include a four ring hob with extractor above and an oven below, as well as an integrated fridge and freezer. With a range of large double glazed windows, this room is light and bright whilst retaining a warm and cosy feel.

Proceeding along the hall, two generous bedrooms can be found as well as three piece bathroom suite. All with neutrally decor, this provides a perfect blank canvas for someone to add their own touches to an already cosy home. A useful built in Utility cupboard can also be found providing valuable space for outdoor clothing and additional storage. Providing ample space for appliances including plumbing for a washing machine and an electric central heating system.

If you are looking for a move in ready, ground floor apartment in an excellent village location, look no further.

## Let's Take A Closer Look At The Area

Located in a highly accessible village, Halton provides something for everyone. With the Bay Gateway located a short drive away providing almost instant access on the M6 motorway, this is the perfect home for commuters, with a regular bus service providing access to the city of Lancaster and further afield. The village itself has a plethora of local shops including a convenience shop, community village hub, as well as a doctor's surgery and chemist and a village pub and restaurant within walking distance. For those who enjoy scenic walks, the Crook O' Lune and Lancaster cycle track are a stone's throw away providing easy access to both town and country, with some of the best views the Lune Valley has to offer. For those with young children, there is a range of highly regarded primary and secondary schools.

## Let's Step Outside

An allocated parking space can be found located to the side

of the building, directly across from the property. There are also three visitor parking spaces, providing ample parking for guest and visitors. A short walk away, scenic views across the River Lune can be enjoyed, providing a breath-taking outlook across the surrounding Lancashire countryside.

## Services

The property is fitted with an electric central heating system, and has mains electric, mains water and mains drainage.

## Tenure

The property is leasehold, held on a balance of 999 years from the 1st January 2006. With an approx annual Service Charge of £1716 which covers maintenance and upkeep of communal areas, as well as building insurance and window cleaning.

## Council Tax

This home is Band B 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.

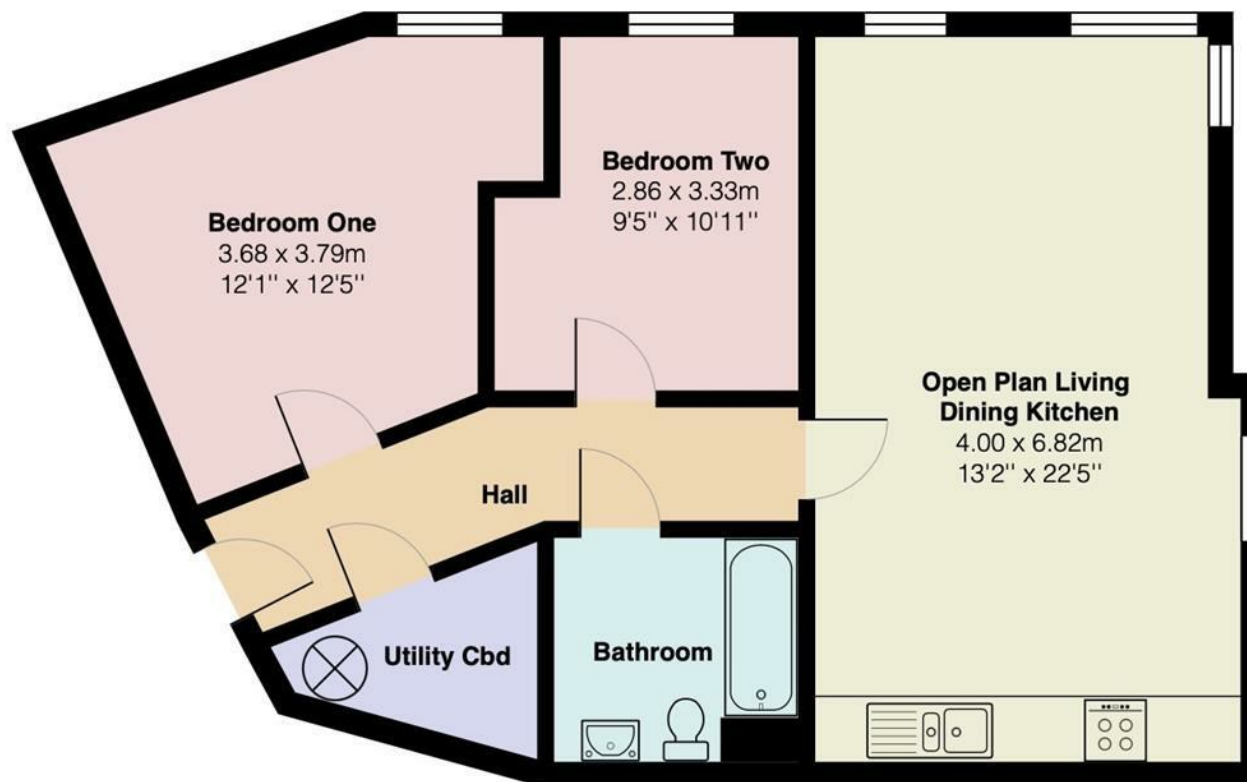




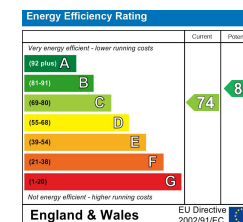








Total Area: 66.1 m<sup>2</sup> ... 711 ft<sup>2</sup>



# Your Award Winning Houseclub

