

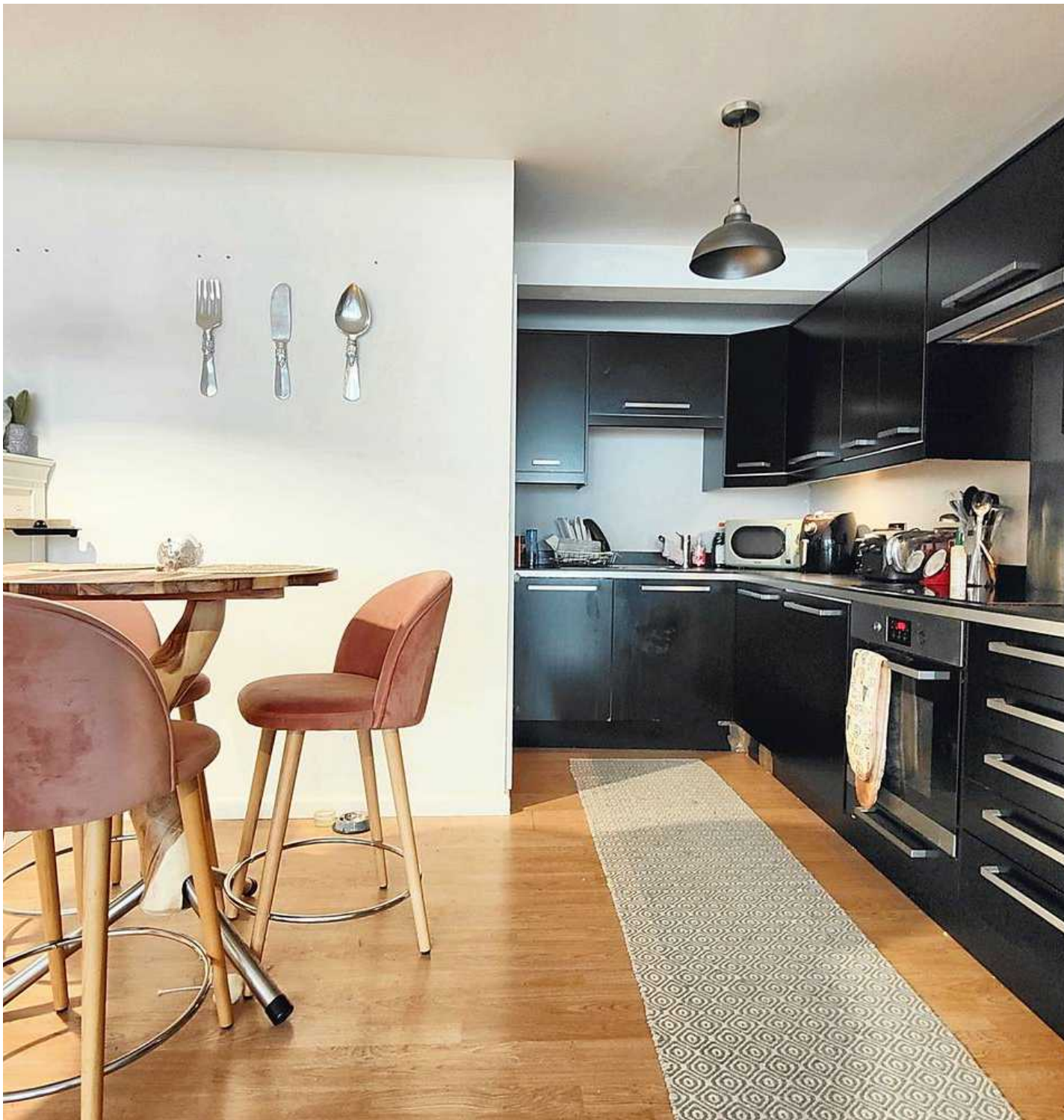


Flat 5, Riverside Lofts 35-36 St. Georges Quay, Lancaster  
£150,000









## Flat 5

Riverside Lofts 35-36 St. Georges Quay,  
Lancaster

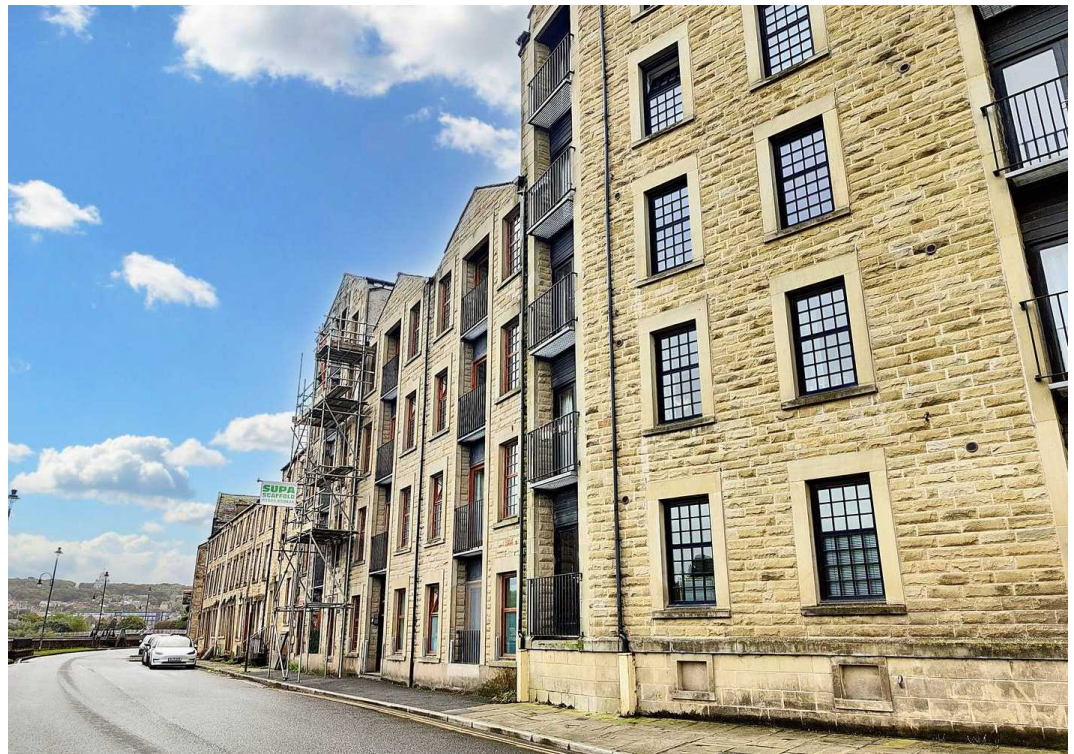
Loft Style Living at this impressive two-bedroom apartment on the iconic quayside. Modern living with open-plan layout, two double bedrooms, en-suite, and allocated parking space. No chain. Convenient and stylish living with great amenities nearby.

Council Tax band: A

Tenure: Leasehold

- First Floor Apartment
- No Chain
- 2 Double Bedrooms
- En-Suite Bathroom & Shower Room
- Open Plan Living
- Lift Access
- Allocated Parking
- Iconic Quayside Location
- Great Local Amenities
- Transport & Travel Links







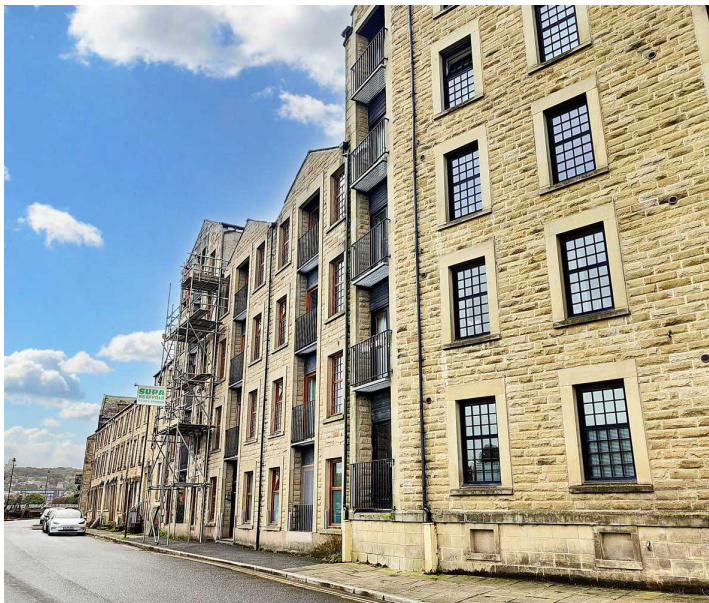


### **Open Plan Loft Style Living**

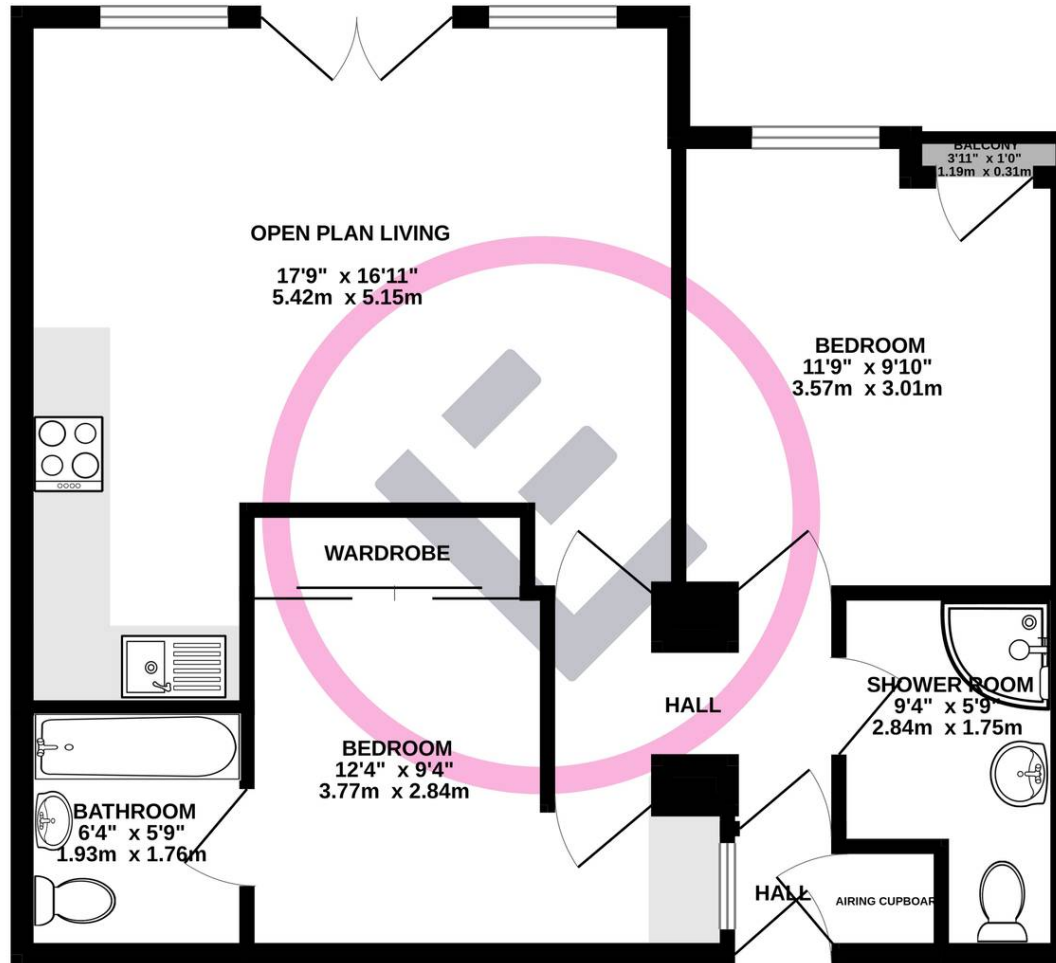
Living up to the name this really is light, airy loft style living. The secure coded communal entrance way opens to a light and lofty central atrium from where the upper floors are accessed by either a staircase or lift. The back door leads out to the rear and the parking area. Flat 5 is situated on the first floor and the front door opens to a welcoming hallway with neutral décor and wood effect laminate flooring which extends through the living accommodations and bedrooms. There is a wall mounted intercom in the hallway. The open plan living is generous and light. The Juliet Style balcony to the rear has windows to either side making the space especially light and airy. There is plenty of space for a relaxed lounge area and for dining making this the perfect space for entertaining family and friends. The modern kitchen with sleek black cabinets is situated to one corner. The apartment is fully electric. There is an integrated hob, oven and extractor hood.

### **Bedrooms & Bathrooms**

Both bedrooms are doubles. The master bedroom has built in wardrobes with sliding doors and natural light flows through the glazed, obscured panels to the private hall. The master bedroom enjoys an en-suite bathroom with bath, wash basin and low flush WC. There is stylish floor tiling to match the splash back wall tiling of the bath. The second double bedroom enjoys a Juliet style balcony to the rear of the property. There is also a shower room off the hallway which has a corner shower enclosure, wash basin and low flush WC.



FIRST FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 608 sq.ft. (56.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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