



62 Market Street,  
Lancaster, LA1 1HP

62, Market Street, Lancaster

## The property at a glance **3** **2** **1**

- Fantastic Three Bedroom Maisonette
- Generous Lounge Diner & Reception Landing
- OFFERED WITH NO CHAIN DELAY
- Potential Buy to Let/Holiday Let Investment
- Double Glazing & Gas Central Heating
- Prime City Centre Location close to Castle
- Ideal First Home or 'Lock up & Leave' Apartment
- Council Tax Band A
- 999 Year Leasehold with 989 Years Remaining £1.00 Per Year
- EPC Rating D

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**Offers Over**  
**£175,000**

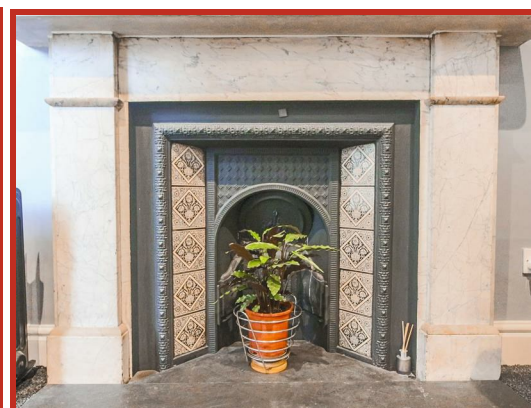
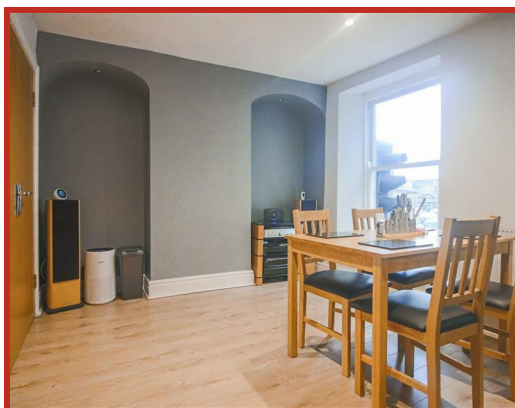
# Get to know the property



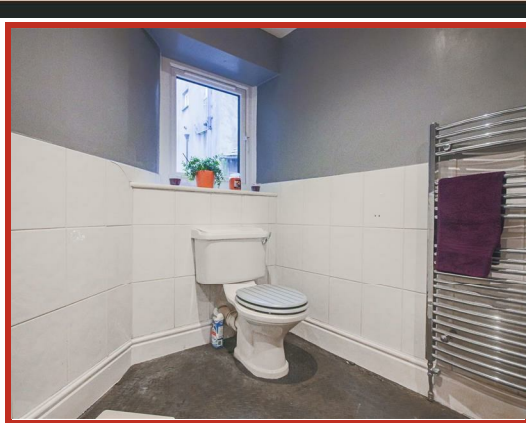
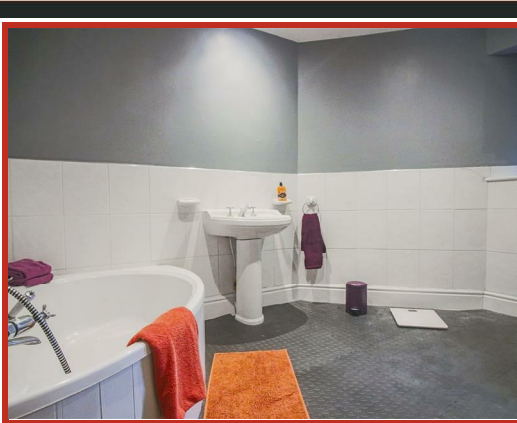
Fantastic three bedroom maisonette set in the heart of Lancaster City Centre - a perfect first home, buy to let/holiday let investment or for purchasers looking for a home with quick and convenient access to amenities and transport links. OFFERED WITH NO CHAIN DELAY!

Entrance from the front elevation takes you into the hallway with stairs up to the first floor landing. The impressively sized first floor landing providing a warm welcome that also provides additional reception space, if desired. From here there is access through to the kitchen, the generous lounge diner and the main bathroom, plus stair access to the second floor.

The beautifully presented lounge diner features a traditional Victorian style fireplace, with the three classic sash windows to the front elevation filling the room with natural light.







The main bathroom suite offers a corner bath, low flush WC and pedestal wash hand basin.

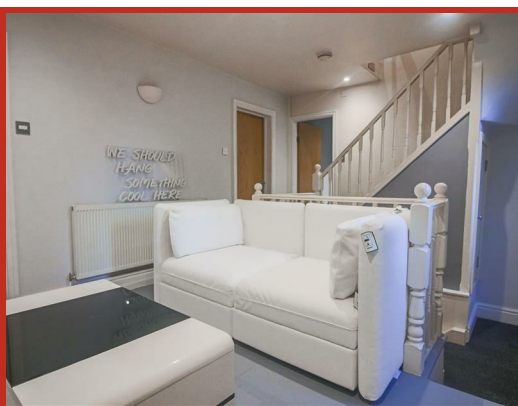
All three bedrooms are to the first floor, with the master also boasting a five piece en suite with shower cubicle, low flush WC, bidet and two wash hand basins with stylish black marble effect tiled flooring to complement.

Set in a prime city centre location with the stunning Lancaster Castle just around the corner, this maisonette is conveniently positioned within walking distance of the bus station and train station, the latter being set on the West Coast mainline - ideal for swift access to Manchester and London, meaning it is perfect for commuters. The M6 motorway is also easily accessible via the A6.

Lancaster offers a wide range of amenities including shops, restaurants, library, post office, banks, doctors and dentist surgeries, pharmacies and more! There are local schools for all ages within easy reach, plus Lancaster University and University of Cumbria.

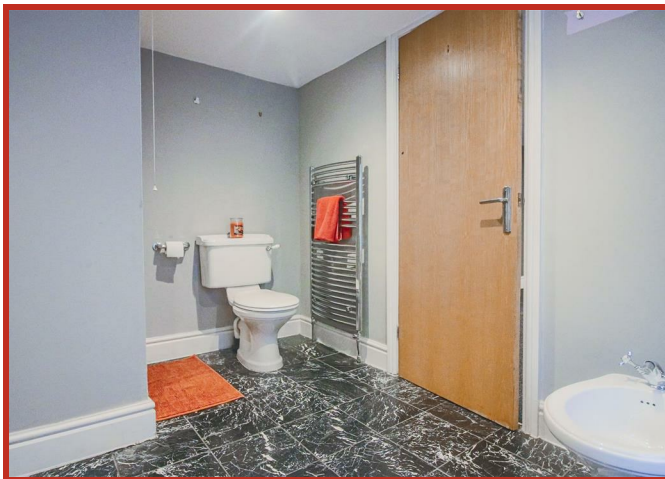
### **Disclaimer**

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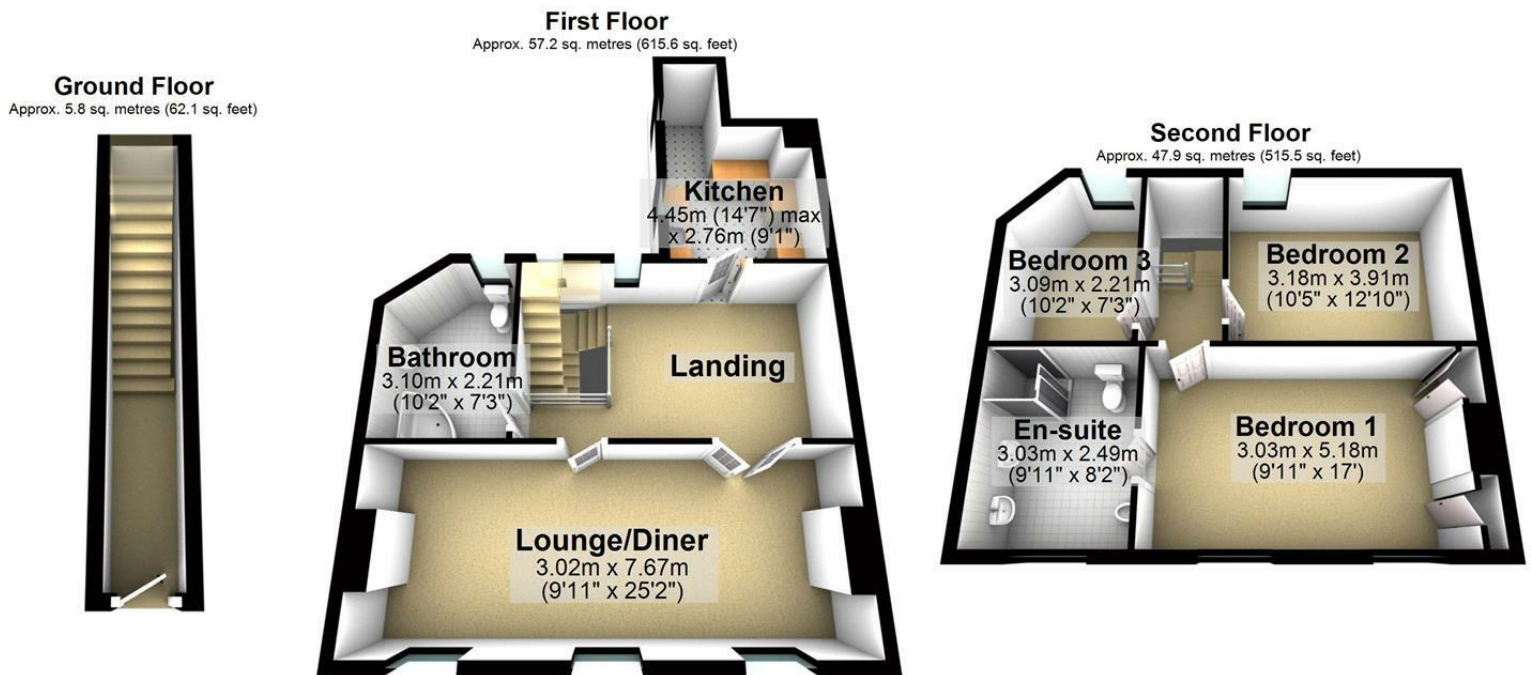




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Total area: approx. 110.9 sq. metres (1193.3 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.

Plan produced using PlanUp.

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# Take a nosey round



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| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            |                         |
| (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 |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|
|   | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) <b>A</b>  |                         |
| (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>  |                         |
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| (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>   |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |