



29, Arden Close,
Slyne, Lancaster, LA2 6JN

29, Arden Close, Slyne, Lancaster

The property at a glance

- Spacious, Purpose Built First Floor Apartment
- Two Double Bedrooms
- Generous Lounge & Traditional Fitted Kitchen
- 125 Year Leasehold with 87 Years remaining £35 Per Year
- Council Tax Band B
- Residents Parking Spaces
- Delightful, Communal Gardens
- Service Charge £101.00 Per Month
- EPC Rating C
- OFFERED WITH NO CHAIN DELAY

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£80,000

Get to know the property



Spacious, purpose built first floor apartment for the over 55s, offering two double bedrooms with delightful, communal gardens and residents parking. OFFERED WITH NO CHAIN DELAY!

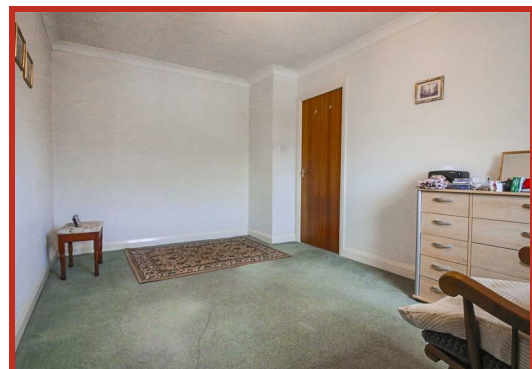
Entrance is from the front elevation into the hallway, which has stair access up to the first floor accommodation. At the top of the staircase you reach the bright and generously proportioned landing which provides access to all rooms and also has space itself for a study area. The large lounge is to the front elevation, with a feature coal effect electric fire set in a marble surround. The traditional style kitchen is to the rear, offering a range of fitted units in white with pine trim, granite effect worktops with granite worktops, integrated oven, hob and extractor hood plus space for fridge freezer and plumbing for washing machine.

Both bedrooms are double rooms - one to the front and one to the rear and the bathroom offers a three piece suite in avocado, comprising of a bath with shower tap attachment, pedestal wash hand basin and a low flush WC.

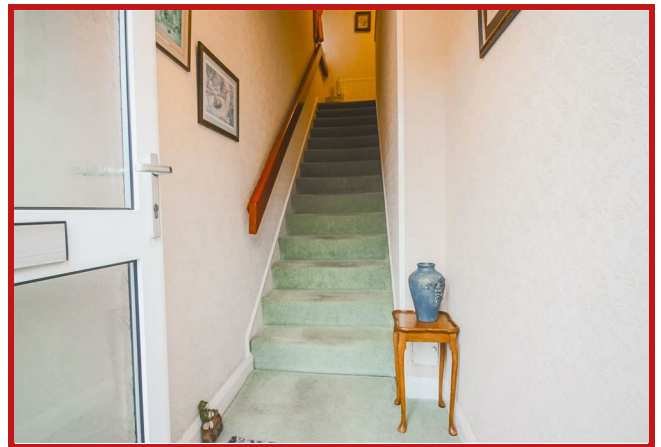
Situated in Slyne-with-Hest, the property is in a sought after area close to all local amenities including a popular primary school, pharmacy, Londis convenience store with Post Office, pub and restaurant, hairdressers, memorial hall and church. Additionally the village boasts its own recreational ground with children's play area, football field, tennis court and bowling green! It is a wonderful, leafy green space - perfect for walks and particularly popular for dog walking. Transport links include good bus routes to surrounding areas including Lancaster City Centre and The Bay Gateway which provides excellent access to the Morecambe area, port of Heysham and the M6 motorway.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.

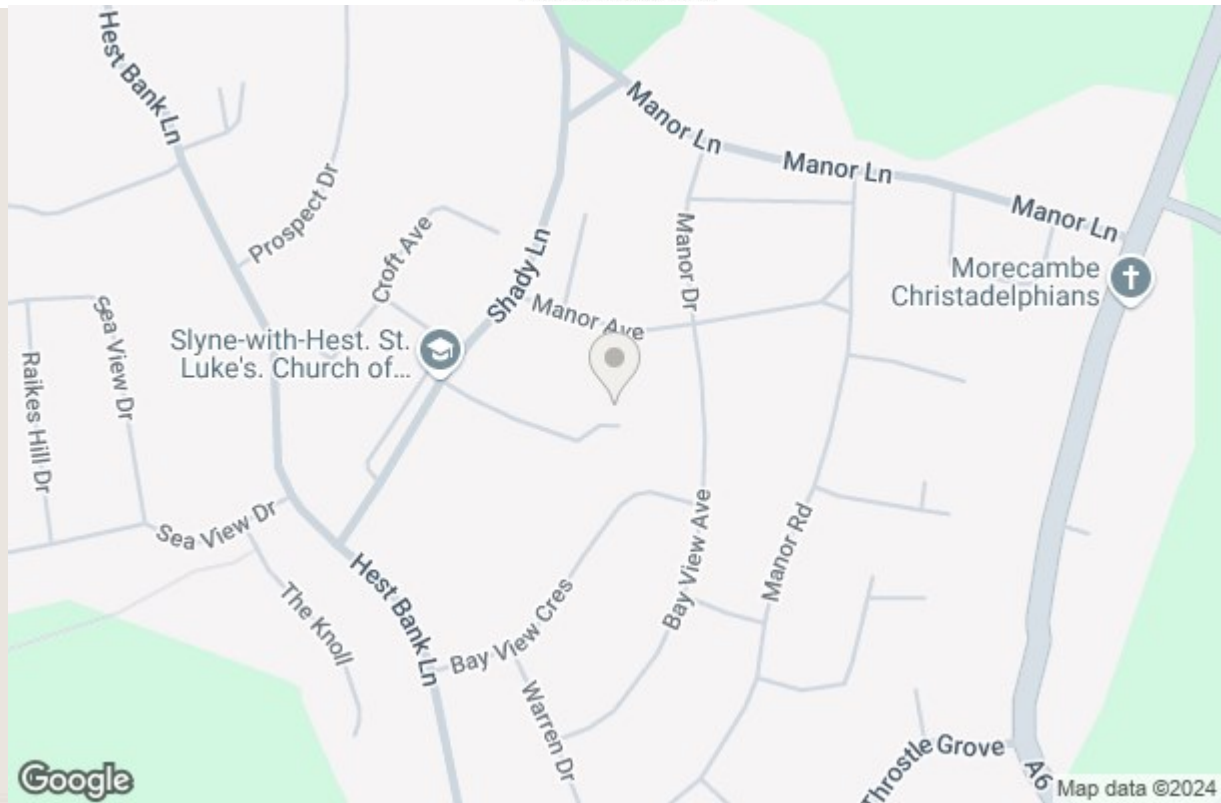
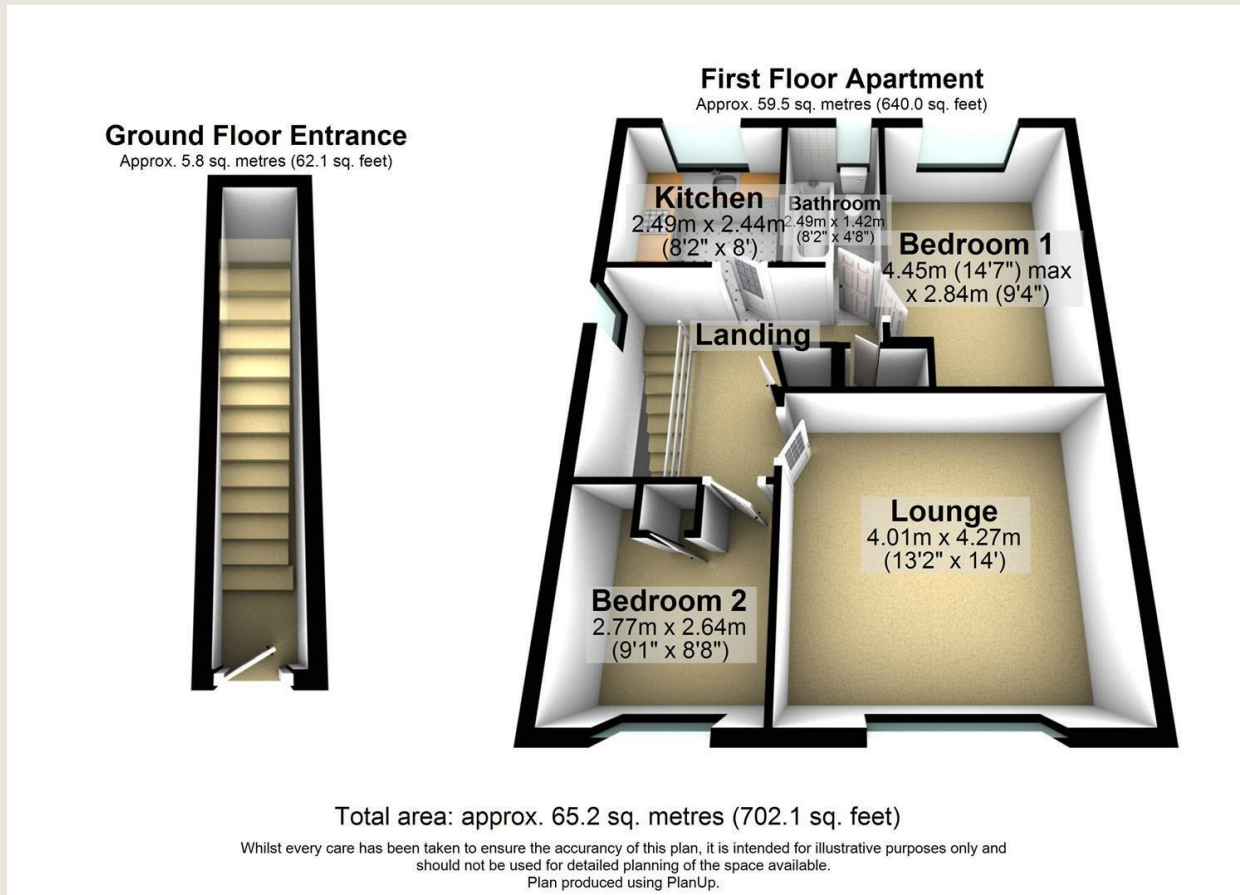


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Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	76
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		