



3, Charles Street,  
Lancaster, LA1 4UU

3, Charles Street, Lancaster

## The property at a glance

- Well Presented First Floor Flat
- Two Bedrooms & Spacious Lounge
- Modern Kitchen & Bathroom
- External Seating Area
- Double Glazing & Gas Central Heating
- Allocated Parking Space
- Great Location close to City Centre

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**£850 PCM**

# Get to know the property

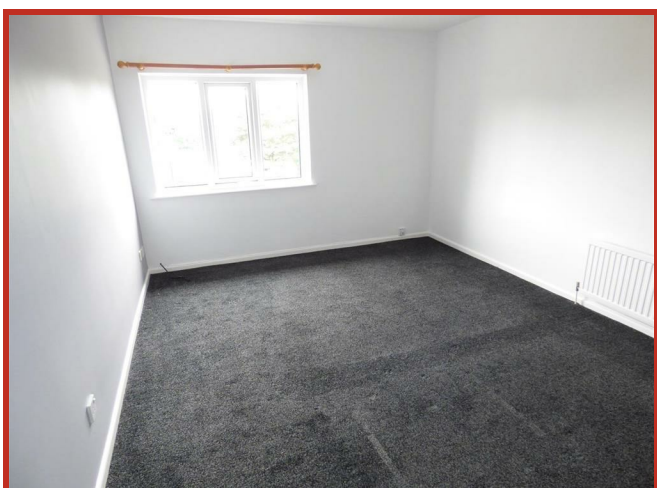
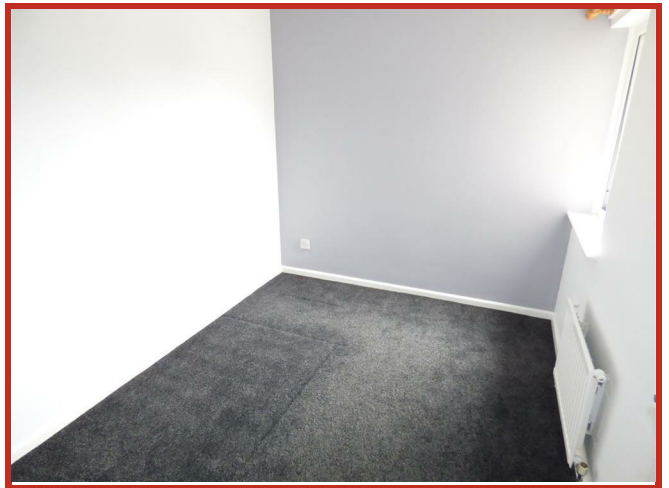
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Well presented, two bedroom flat is ideally located just walking distance from Lancaster City Centre and its associated amenities, including excellent transport links to the M6 motorway and the surrounding areas.

The property is located on the first floor and briefly comprises lounge, kitchen, bathroom, and two bedrooms, as well as storage space and an external seating area. The bathroom and kitchen are both modern and appealing, as well as the lounge and bedrooms having neutral decoration.

Additionally, the property benefits from double glazing, gas central heating and an allocated parking space.

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Lancashire, LA1 4UU



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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) <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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	