



31, Lawrence Court, Binyon Road, Lancaster, LA1 4TW

31, Lawrence Court, Binyon Road, , Lancaster

## The property at a glance



- Attractive Ground floor apartment for over 60's
- Generous double bedroom
- Lounge and modern kitchen
- Double glazed & Gas central heating
- Beautifully kept, communal gardens
- Residents & Visitors parking
- Sought after location in South Lancaster
- Leasehold 63 years remaining - £102.48 service charge, 70% Shared Ownership
- Council tax band A
- EPC rating C

**R&B**  
ESTATE AGENTS

GET IN TOUCH TODAY  
01524 889000  
lancaster@rbestateagents.co.uk  
www.rbestateagents.co.uk

**£65,000**

# Get to know the property



An attractive, one double bedroom, ground floor apartment for the Over 60s - offered at 70% Shared Ownership. An ideal retirement home situated in a fantastic location close to local amenities and within easy reach of Lancaster City Centre.

The well proportioned accommodation briefly comprises welcoming entrance hall, light and airy lounge, modern fitted kitchen, good size double bedroom and a contemporary shower room.

The stylish kitchen offers a range of wall and base units in white, with complementary work surfaces, electric cooker point, plumbing for washing machine and space for freestanding/full height fridge freezer. The modern shower room offers a three piece suite with double shower enclosure, low flush WC and wash hand basin set in a vanity unit.

Further benefits to the property include double glazing and gas central heating throughout and externally, there are beautiful communal gardens and residents' and visitors' parking spaces.

Situated in the desirable area of Greaves, South Lancaster, the property is within easy reach of Lancaster City Centre and all its local amenities including shops, schools, post office, bus and train stations. Lancaster Royal Infirmary, Lancaster University and University of Cumbria are also nearby.



31, Lawrence Court Binyon Road, Lancaster, LA1 4TW

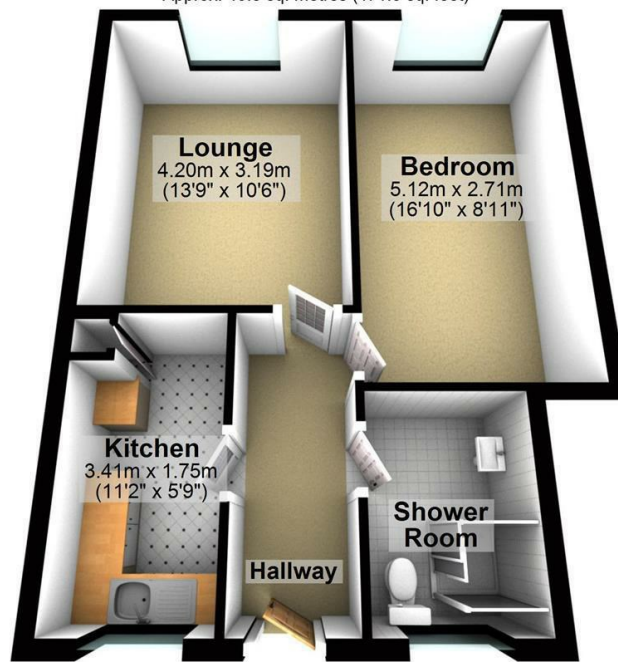


GET IN TOUCH TODAY  
01524 889000  
lancaster@rbestateagents.co.uk  
www.rbestateagents.co.uk

# Take a nosey round

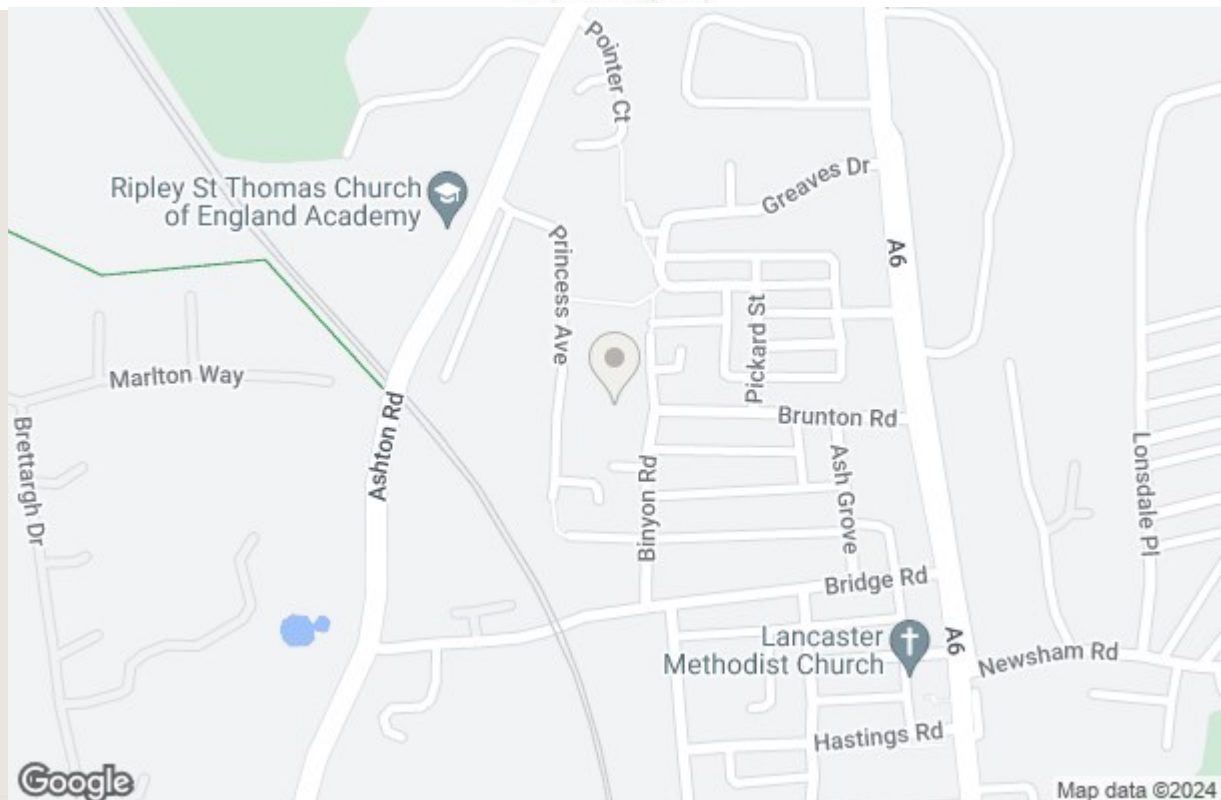
## Ground Floor

Approx. 43.8 sq. metres (471.3 sq. feet)



Total area: approx. 43.8 sq. metres (471.3 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.



**GET IN TOUCH TODAY**  
01524 889000  
lancaster@rbestateagents.co.uk  
www.rbestateagents.co.uk

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			
<b>England &amp; Wales</b>		72	75
	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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		