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ESTATE AGENTS

Flat 7, 16 Fenton Street, Lancaster,
LA1 1TE

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The property at a glance 2 1 1

- Apartment
- Two Bedrooms
- Open Plan Living
- Three Piece Bathroom
- Off Road Parking With Allotted Space
- Leasehold
- Council Tax Band: B
- EPC Rating: C

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lancaster@rbestateagents.co.uk
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£130,000

Get to know the property



Nestled in the heart of Lancaster on the charming Fenton Street, this delightful apartment offers a perfect opportunity for first-time buyers or a couple seeking their first home.

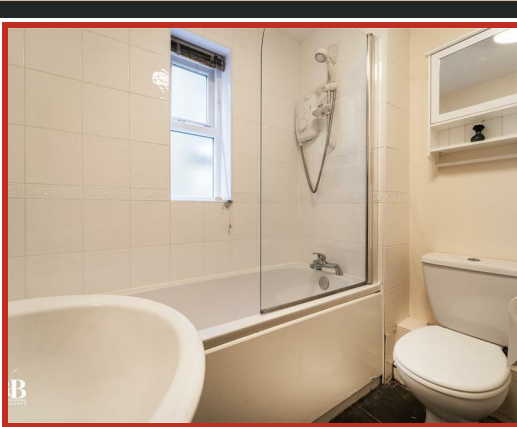
Upon entering, you are greeted by open plan living, ideal for relaxing after a long day. The property boasts two cosy bedrooms, providing a peaceful retreat for a good night's sleep.

One of the most appealing features of this property is the great view overlooking the courtyard and secure car park. You can enjoy a cup of tea in the morning or unwind in the evening while taking in the bustling local community.

Conveniently located in the town centre, this apartment offers easy access to all local amenities. Whether you fancy a leisurely stroll to nearby shops or a quick bite to eat at a local cafe, everything you need is just a stone's throw away.

Don't miss out on the opportunity to make this charming apartment your own and experience the best of Lancaster living.





Ground Floor

Hall

Composite entrance door, electric heater, loft access, smoke detector and doors to open plan living, two bedrooms and bathroom.

Open Plan Living Room

5.11m x 4.24m (16'9 x 13'11)

Two hardwood double glazed windows, electric heater, wood effect wall and base units, laminate worktops, tiled splash back, stainless steel sink with draining board and mixer tap, integrated single oven, four ring induction hob, plumbing for washing machine, part tiled elevation, laminate flooring and hardwood double glazed French doors to Juliet balcony.

Bedroom One

3.43m x 3.05m (11'3 x 10')

Hardwood double glazed window and electric heater.

Bedroom Two

3.43m x 3.20m (11'3 x 10'6)

Hardwood double glazed window and electric heater.

Bathroom

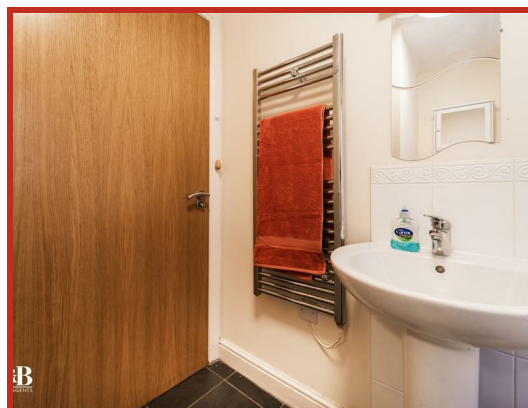
2.18m x 1.96m (7'2 x 6'5)

Electric towel rail, dual flush WC, pedestal wash basin and mixer tap, panel bath with mixer tap and electric shower over, extractor fan, boiler cupboard, part tiled elevation and tile effect flooring.

External

Rear

Dedicated parking space.



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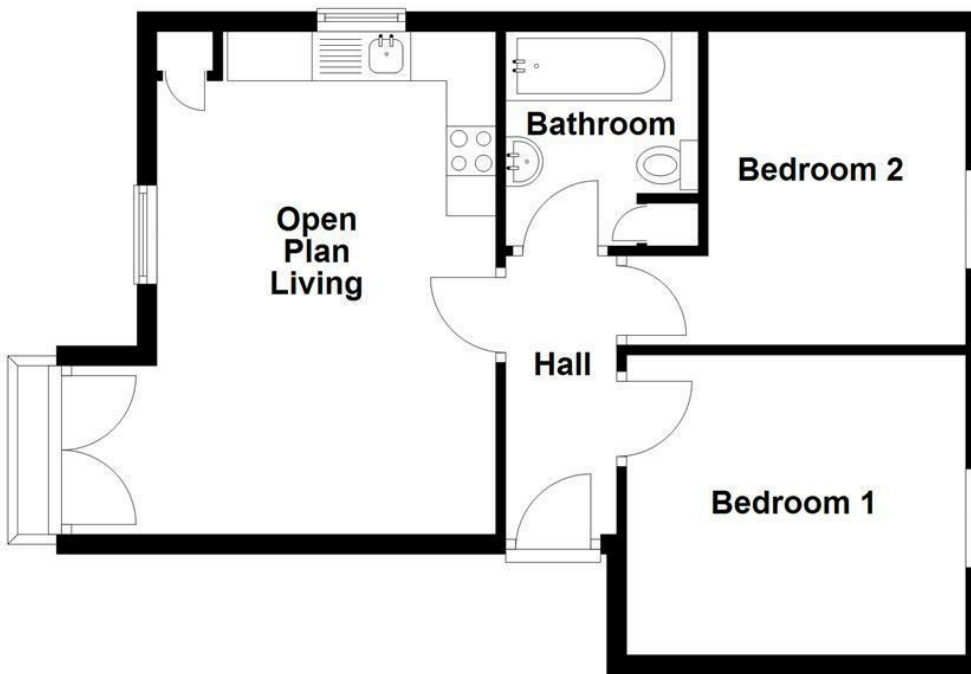
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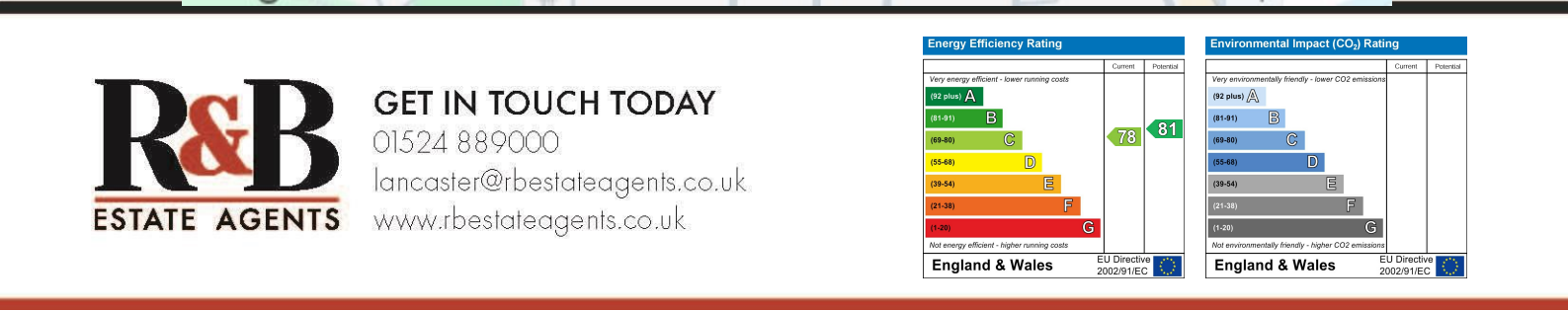
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Ground Floor



The ground floor plan shows a rectangular layout. On the left is a large 'Open Plan Living' area with a fireplace on the left wall and a kitchen area at the top with a sink and stove. To the right of the living area is a 'Hall' with a central staircase. At the top right is a 'Bathroom' containing a bathtub, toilet, and sink. Below the bathroom are two bedrooms: 'Bedroom 2' at the top right and 'Bedroom 1' at the bottom right. The plan includes thick black lines for walls, thin lines for furniture and fixtures, and curved lines for doors and arches.

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100 A			
81-91 B			
69-80 C		78	81
55-68 D			
39-54 E			
21-38 F			
1-20 G			
Not energy efficient - higher running costs			

England & Wales

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 2002/49/EC