



Flat 2, 83, St. Georges  
Quay, Lancaster, LA1 5JU

Flat 2, 83, St. Georges Quay, , Lancaster

## The property at a glance

2  2  1 

- Ground Floor Apartment
- Two Bedrooms
- NO CHAIN
- Bathroom & Separate En-Suite
- Stunning Kitchen/ Living Space
- Scenic Location
- Only Minutes From City Centre
- Allocated Parking
- Tenure: Leasehold
- EPC: B

**R&B**  
ESTATE AGENTS

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**£160,000**



# Get to know the property



Nestled in the picturesque St. Georges Quay, Lancaster, this charming ground floor apartment offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this residence is perfect for individuals or small families seeking a tranquil yet accessible living space.

Upon entering, you are greeted by a stunning kitchen and living area that creates an inviting atmosphere, ideal for both relaxation and entertaining. The open-plan design maximises space and light, making it a wonderful setting for everyday living. The apartment also features a well-appointed bathroom, ensuring all your needs are met.

One of the standout features of this property is the allocated parking space, providing you with the convenience of off-road parking in a bustling area. The scenic location not only enhances the aesthetic appeal of the apartment but also offers easy access to Lancaster's vibrant city centre, where you can enjoy a variety of shops, restaurants, and cultural attractions.

This apartment is a rare find, combining modern living with a picturesque setting. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy the best of Lancaster living. Don't miss your chance to make this lovely apartment your new home.

## Hall

Composite front door, built-in storage cupboard, feature lighting, radiator and intercom.

## Kitchen/ Dining/ Living Space

25'4" x 11'3"

Feature lighting, 2 x central heating radiators, vinyl & carpeted flooring, 4 x UPVC double glazed windows, laminate work tops, fitted wall, drawer and base units, integrated washer dryer, fridge freezer, gas hob, electric oven, stainless steel extractor and boiler.

## Bedroom 1

10'9" x 8'4"

Feature lighting, UPVC double glazed window, radiator.





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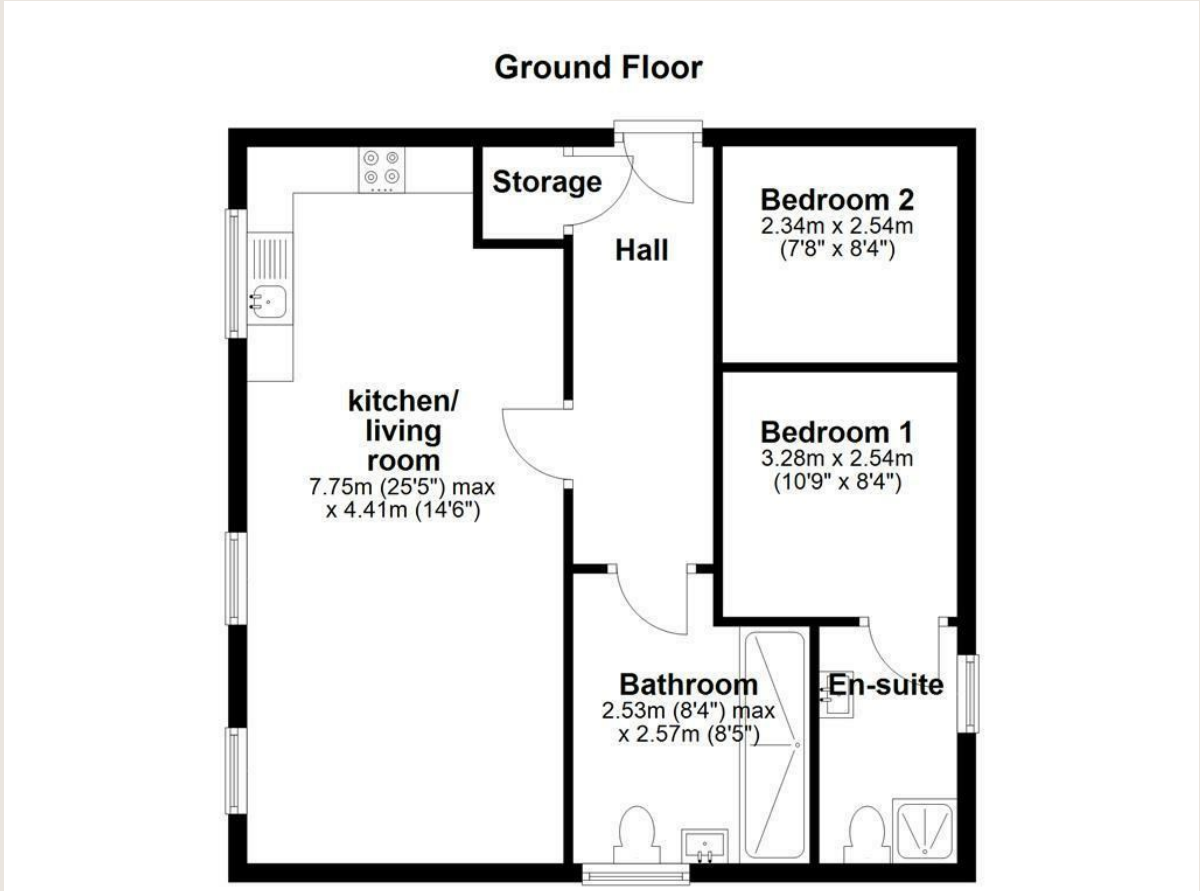
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# Take a nosey round



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (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                  |         |           |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
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| EU Directive 2002/91/EC   |         |           |