



**R&B**  
ESTATE AGENTS

Flat 21, St. Leonards Court Alfred  
Street, Lancaster, LA1 1FD

Flat 21, St. Leonards Court, Alfred Street, Lancaster

## The property at a glance 1 1 1

- Ground Floor Apartment
- One Double Bedroom
- Living Room
- Well Equipped Kitchen
- \*NEW\* Fitted Bathroom
- Communal Gardens & Parking
- Tenure: Leasehold
- Band: A
- EPC:
- Close to Town Centre Amenities & Scenic Walks

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01524 889000  
[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)  
[www.rbstateagents.co.uk](http://www.rbstateagents.co.uk)

**£80,000**



# Get to know the property



Nestled in the charming area of Alfred Street, Lancaster, this delightful ground floor apartment offers a perfect blend of comfort and convenience, for those over 55. Spanning 503 square feet, this ground floor apartment features a spacious double bedroom, a well-appointed kitchen that opens seamlessly into the inviting living room, and a brand-new fitted three-piece bathroom, ensuring all your essential needs are met.

One of the standout features of this property is the separate private entrance onto the courtyard with access to the beautifully maintained communal garden, providing a serene outdoor space for relaxation and socialising. Residents can also enjoy the benefits of a communal lounge, fostering a sense of community among neighbours. Additional amenities include a laundry room and dedicated residents parking, making daily living both easy and enjoyable.

Situated in a sought-after location, this property is conveniently close to local amenities, ensuring that shops, cafes, and essential services are just a short stroll away. This home is not just a place to live; it is a welcoming community designed for comfort and ease. Whether you are looking to downsize or seeking a peaceful retreat, this property offers an ideal opportunity to embrace a fulfilling lifestyle in Lancaster.

- \* Lift to all floors
- \* Laundry Room
- \* Communal Lounge
- \* House Manager on duty 9am-12noon
- \* 24hr Alarms
- \* On Site Hair Salon
- \* Heated Communal Areas
- \* Maintained Garden/ Communal Area
- \* Residents Parking
- \* Water Rates Included in Service Charge
- \* Buildings Insurance Included in Service Charge





### Hallway

Entrance from communal hallway, ornate plaster moulding coving, electric radiator, telecom system, emergency pull cord, doors to bathroom, bedroom and living room, storage cupboard.

### Bedroom

Coving, UPVC double glazed window, electric radiator, built in wardrobe and dressing table.

### Bathroom

Panelled bath with traditional taps and over bath electric feed shower, vanity wash basin with mixer tap, dual flush WC, electric shaving point, emergency pull cord, panelled walls, tile effect vinyl flooring.

### Storage Cupboard

Fuse box and water tank.

### Living Room

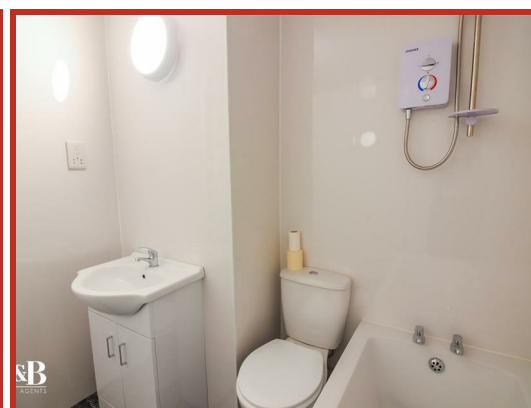
Ornate plaster moulding coving, UPVC double glazed window, electric fire with marble hearth and surround, archway to kitchen, UPVC double glazed door to courtyard.

### Kitchen

Coving, UPVC double glazed window, wood effect laminate worktops, wall and base units, stainless steel sink with traditional taps and draining board, space for low level fridge, 4 ring gas hob, oven, tile effect vinyl flooring.

### External

Communal Gardens & Parking.





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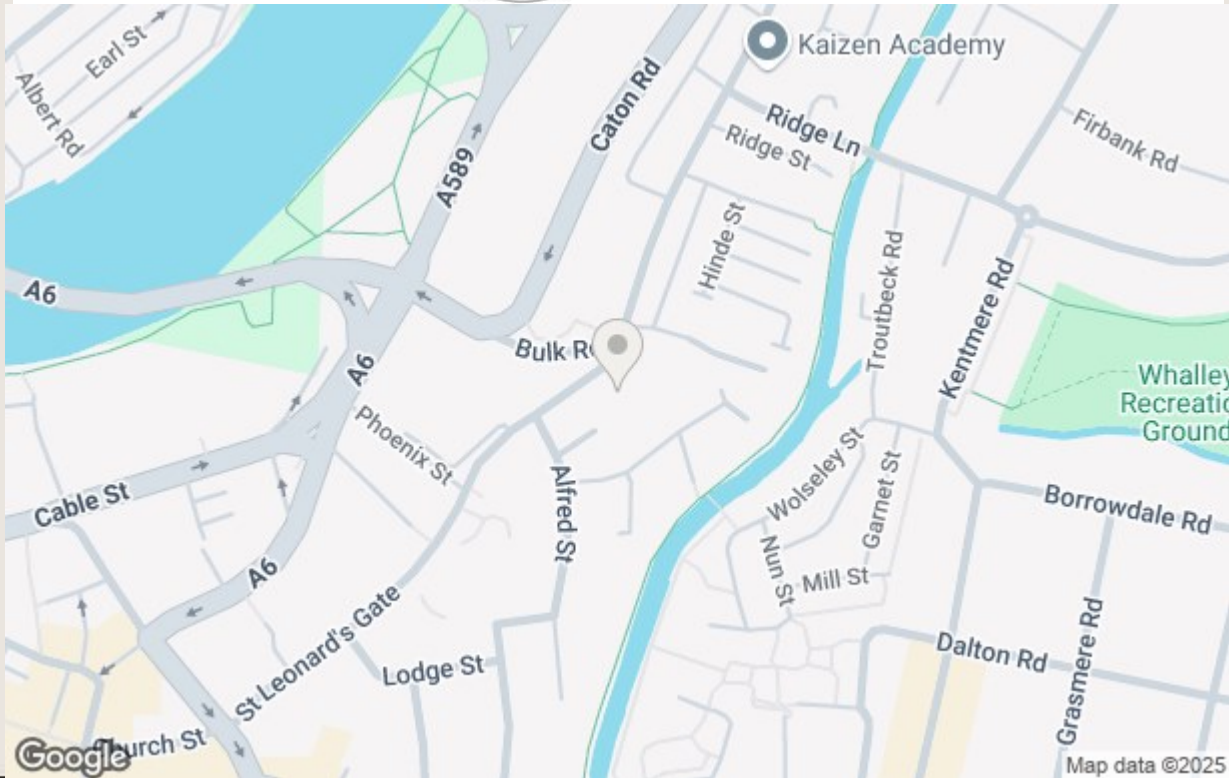
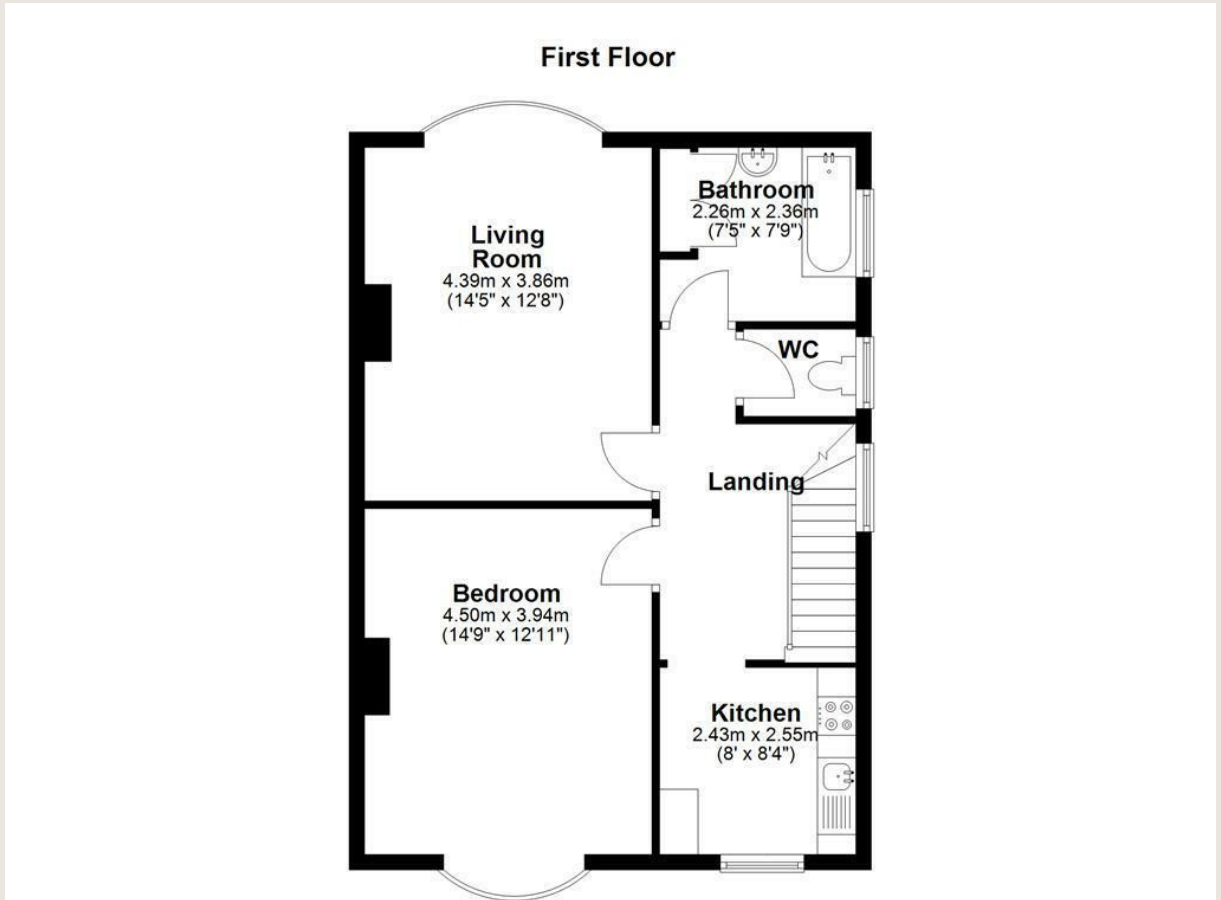
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# Take a nosey round



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Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <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	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
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