



20, Eskrigge Court, Beaumont Park, Lancaster

The property at a glance 2 1 1

- First Floor Apartment
- Two Bedrooms
- Kitchen & Lounge
- Garden & Parking
- No Chain Delay!
- Easy Access To City Centre & M6
- Tenure: Leasehold
- Band: A
- EPC: C

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£120,000

Get to know the property



Welcome to this charming first-floor apartment located in the desirable Eskrigge Court, nestled within the picturesque Beaumont Park area of Lancaster. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for couples or those seeking a comfortable space to call home.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The kitchen is functional and provides ample space for culinary pursuits, ensuring that meal preparation is both enjoyable and efficient. The apartment also features a well-appointed bathroom, catering to your daily needs with ease.

One of the features of this property is the boarded loft, which presents an excellent opportunity for additional storage or even a creative space, depending on your needs. Outside, you will benefit from allocated parking for one vehicle, providing convenience and peace of mind. The garden area is a lovely addition, offering a tranquil spot to unwind and enjoy the fresh air.

Situated in a sought-after location, this apartment is close to local amenities and transport links, making it easy to explore all that Lancaster has to offer. Whether you are looking to invest or find your next home, this property presents a wonderful opportunity to enjoy comfortable living in a vibrant community. Do not miss the chance to view this delightful apartment in Beaumont Park.

Entrance Hall

Stairs to first floor flat, smoke alarm, loft access, doors to living room, kitchen, bedroom one, bedroom two and shower room.

Living Room

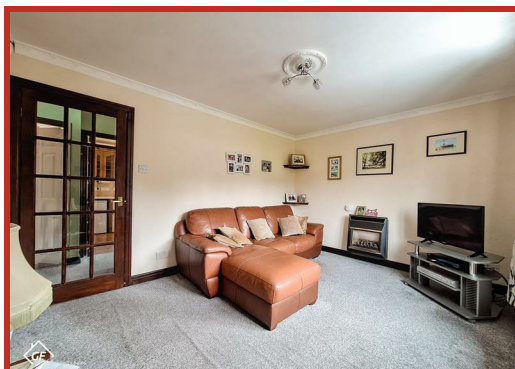
UPVC window, radiator, ceiling rose, coving, wall mounted living flame fireplace and TV point

Kitchen

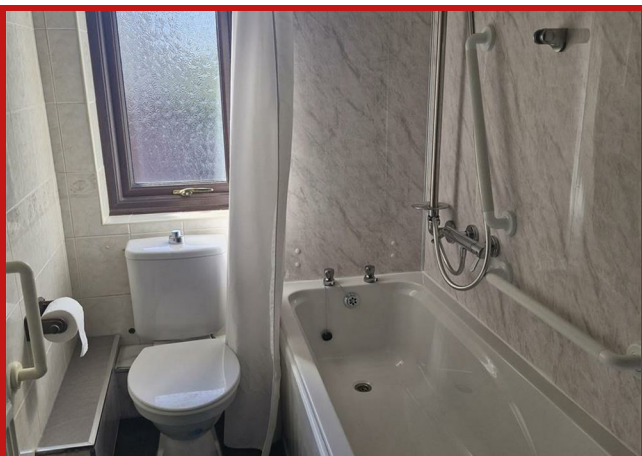
UPVC window, radiator, mix of wall and base unit with laminate worktops, oven with four ring gas hob, extractor fan, sink with mixer tap and draining board, tiled splashback, space for fridge/freezer, space for washing machine, kitchen island, panelled walls and vinyl flooring.

Bedroom One

UPVC window and radiator



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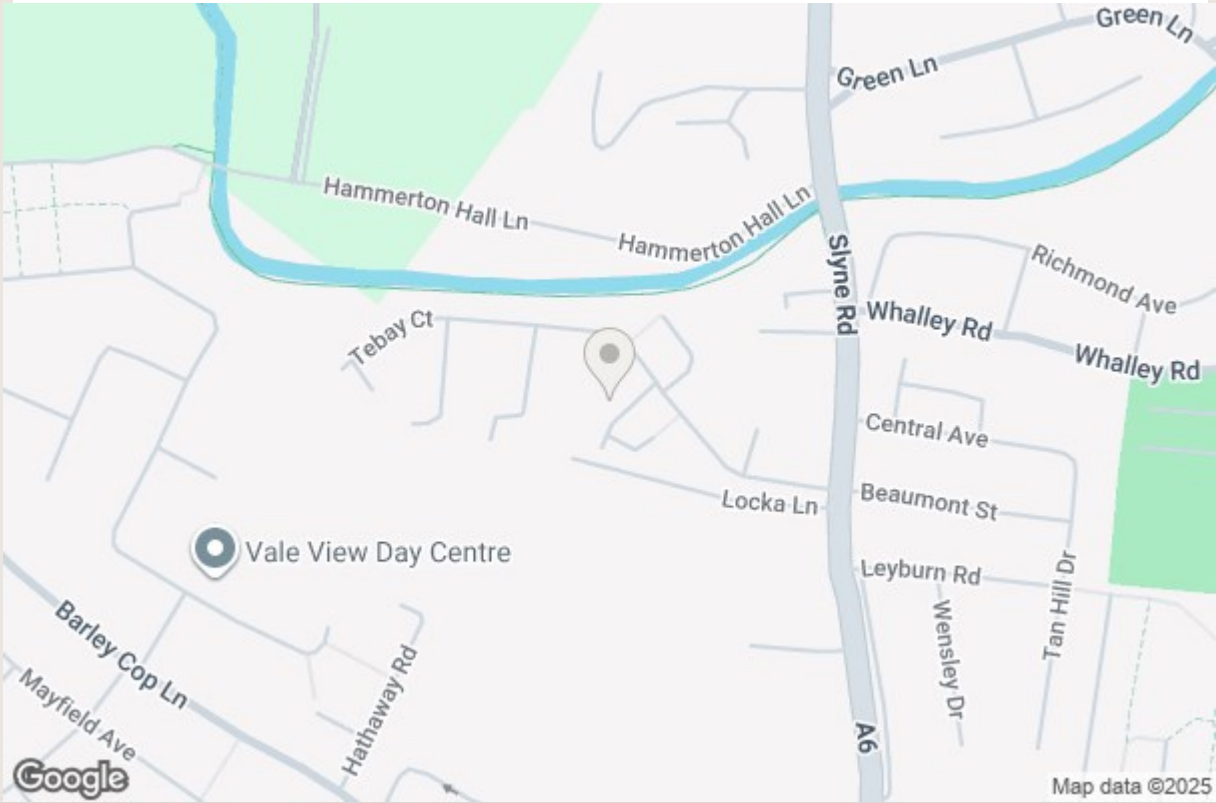
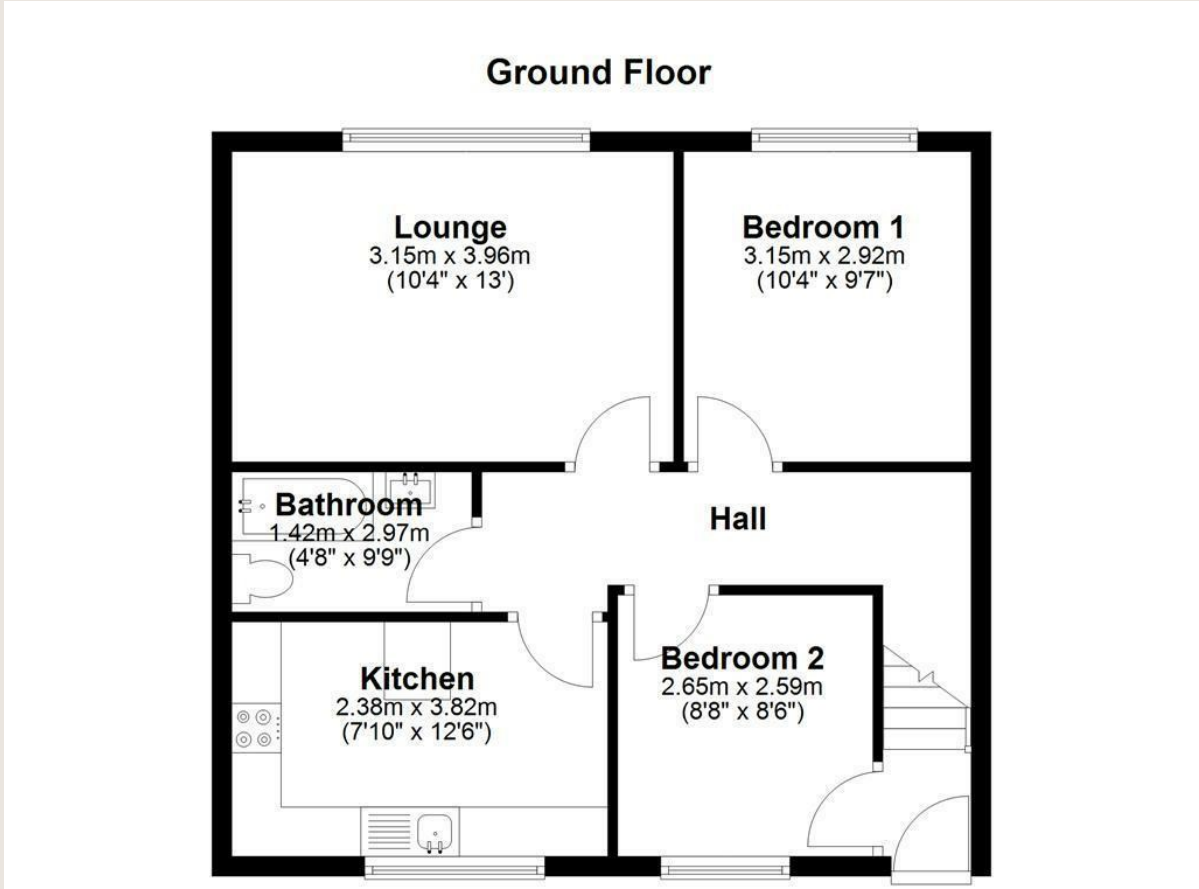
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Take a nosey round



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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