



**R&B**  
ESTATE AGENTS

23, The  
Hastings, Lancaster, LA1 4TF

23, The Hastings, , Lancaster

## The property at a glance 1 1 1

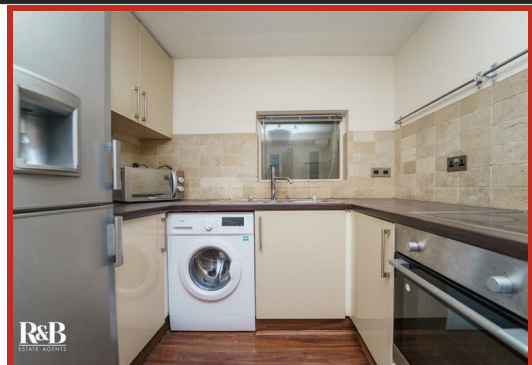
- First Floor Apartment With Garage
- Spacious Reception Room
- Double Bedroom
- Kitchen & Bathroom
- Stair Access
- Tenure: Leasehold
- Property Band: B
- EPC: C
- Located Close to Town Centre
- Excellent Transport Links

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GET IN TOUCH TODAY  
01524 889000  
[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)  
[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

**£99,950**

# Get to know the property



Positioned in the heart of Lancaster, this charming first-floor apartment offers a delightful blend of comfort and convenience. With one spacious double bedroom, this property is perfect for individuals or couples seeking a cosy retreat in a sought-after town centre location.

The apartment features a generous reception room, providing ample space for relaxation and entertaining. Natural light floods the room, creating a warm and inviting atmosphere. The well-appointed bathroom ensures that your daily routines are both comfortable and efficient.

One of the standout features of this property is the availability of parking for one vehicle, along with a garage, which is a rare find in such a central location. This added convenience allows for easy access to the vibrant amenities that Lancaster has to offer, including shops, restaurants, and cultural attractions.

Whether you are a first-time buyer or looking to invest in a rental property, this apartment presents an excellent opportunity. With its prime location and well-designed living space, it is sure to appeal to those who appreciate the charm of town centre living. Do not miss the chance to make this lovely apartment your new home.

## Entrance

Hardwood door leading to Hallway.

## Hallway

Smoke alarm, doors to bedroom, reception room, kitchen, bathroom and two storage cupboards.

## Bedroom

UPVC double glazed window, central heating radiator.

## Reception Room

2 x UPVC window, central heating radiator, smoke alarm, wood laminate floor.

## Kitchen

Single glazed window, stainless steel sink with mixer tap and draining board, integrated oven with 4 ring electric hob, space for fridge freezer and washing machine. Range of wall, drawer and base units with laminate worktops and tiled splash back, wood laminate flooring.

## Bathroom

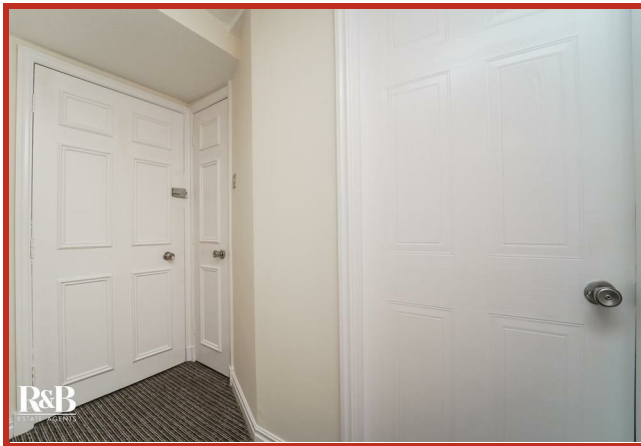
Single glazed window, WC, pedestal wash basin with mixer tap, double panel bath with mixer electric feed shower, part tiled elevation, extractor fan, tile effect floor, door to storage.

## Garage

Second on right hand side.



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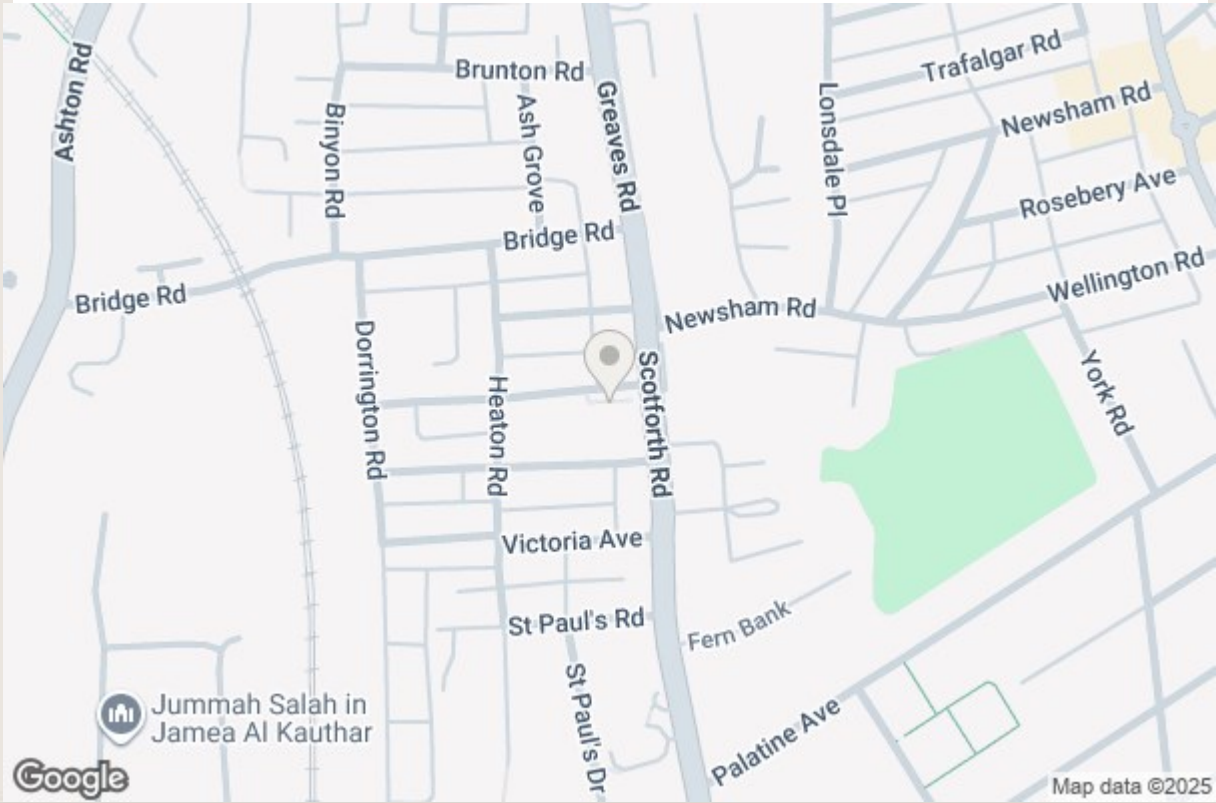
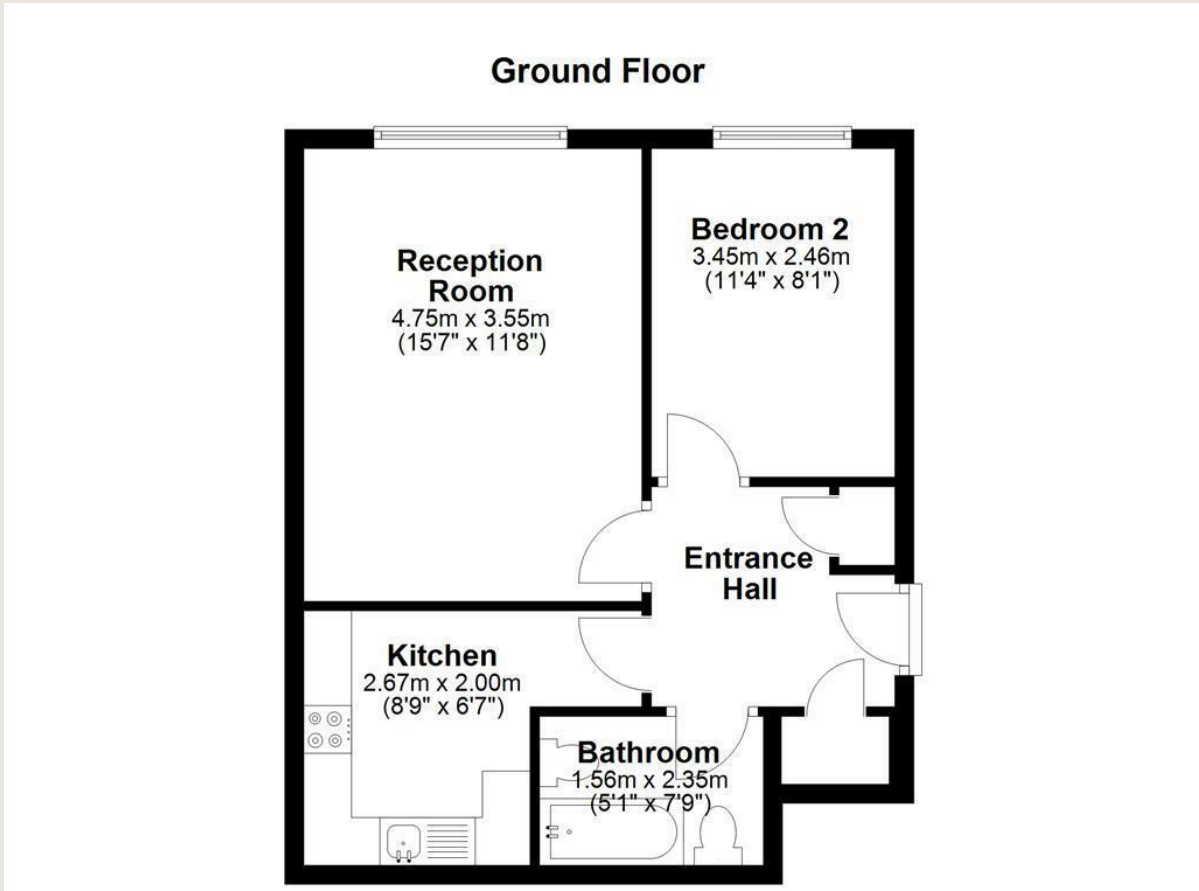
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# Take a nosey round



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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