



36 Arden Close, Slyne,  
Lancaster, LA2 6JN

36, Arden Close, Slyne, Lancaster

## *The property at a glance*



- Ground Floor Flat - For Over 55's years of age.
- One Bedroom
- Spacious Reception Room
- Fitted Kitchen
- Three Piece Bathroom
- Shared Garden Area
- On Street Parking
- Leasehold
- Council Tax Band: B
- EPC Rating: TBC



Get in touch today

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# £90,000

# Get to know the property



Cozy property ideal for downsizing.

Nestled in the charming Arden Close, Slyne, Lancaster, this delightful apartment offers a cosy retreat for those seeking a simpler way of life. Boasting one reception room, one bedroom, and a well-appointed bathroom, this property is perfect for individuals looking to downsize without compromising on comfort.

The well-equipped kitchen is a culinary haven, providing everything you need to whip up delicious meals. The spacious rooms throughout the apartment offer ample space for relaxation and entertainment, ensuring a comfortable living experience.

Convenience is key with this property, as it is situated in an ideal location with local shops and amenities just a stone's throw away. The surrounding properties create a friendly neighbourhood atmosphere, making it easy to meet and socialise with neighbours.

If you are in search of a cosy apartment in a prime location that offers both comfort and convenience, look no further than this charming property on Arden Close.





## Ground Floor

### Hall

5.08m x 2.95m (16'8 x 9'8)

UPVC double glazed frosted entrance door, central heating radiator, coving, smoke detector, two storage cupboards and doors to reception room, kitchen, bedroom and bathroom.

### Reception Room

4.45m x 4.01m (14'7 x 13'2)

UPVC double glazed window, central heating radiator, electric fire in marble surround and TV point.

### Kitchen

3.40m x 2.44m (11'2 x 8')

UPVC double glazed window, central heating radiator, hardwood wall and base units, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four ring induction hob, extractor fan, tiled splash back, plumbing for washing machine, laminate floor and UPVC double glazed door to rear.

### Bedroom

4.47m x 2.82m (14'8 x 9'3)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bathroom

2.74m x 1.45m (9' x 4'9)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, panel bath with rinse head over, tiled elevation, laminate flooring,

## External

### Rear

Shared flagged patio, laid to lawn and bedding area.

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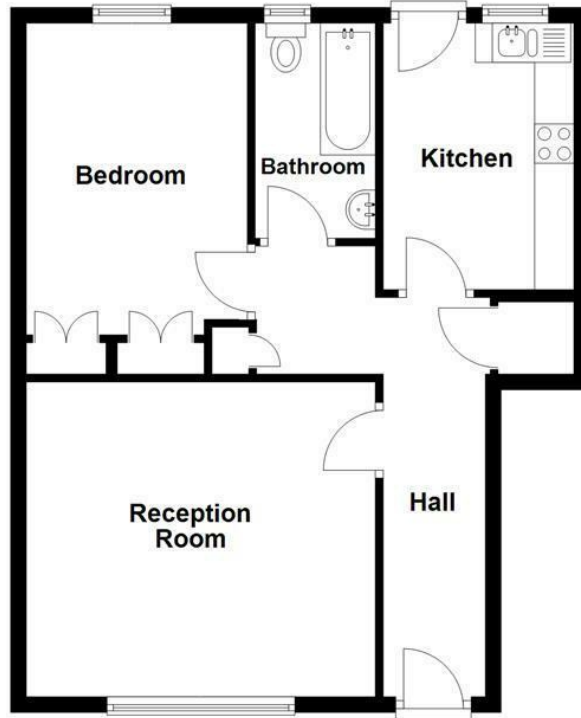
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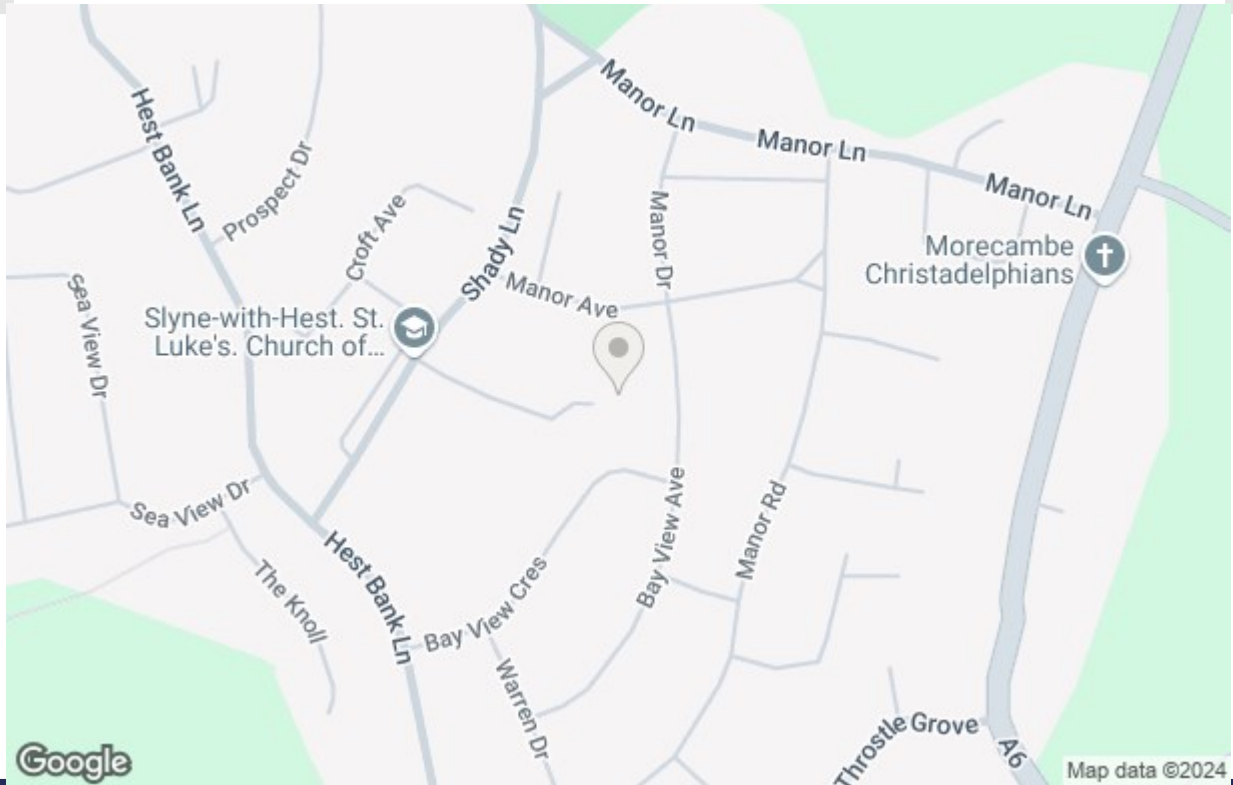
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# Take a nosey round

## Ground Floor



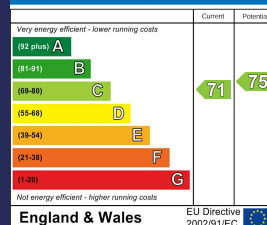
All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating

