



10 The Crescent, Hest  
Bank, Lancaster, LA2  
6DP

10, The Crescent, Hest Bank, Lancaster

## ***The property at a glance***

2  1  1 

- Spacious Ground Floor Apartment - Over 55's
- Two Double Bedrooms
- Impressive Kitchen/ Dining & Living Area
- Shower Room Plus Separate WC
- Underground Parking
- Sought After Location
- Stunning Coastal/ Canal Walks
- Tenure: Leasehold
- Property Band: D
- EPC: C



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# **£295,000**

# Get to know the property



Nestled in the charming area of Hest Bank, Lancaster, this delightful ground floor apartment is an ideal residence for those aged over 55. The property boasts a spacious and impressive open plan kitchen, diner, and lounge, creating a perfect space for both relaxation and entertaining. With two generously sized double bedrooms, this apartment offers ample room for comfortable living.

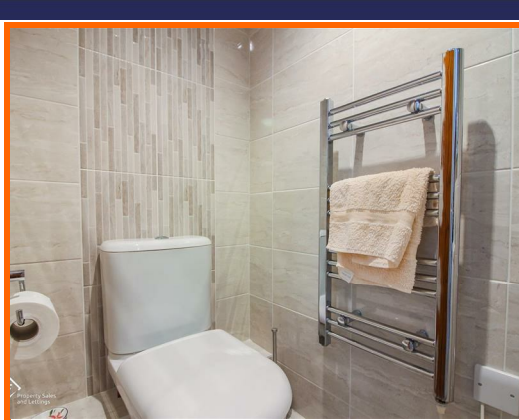
The modern shower room adds a touch of convenience, ensuring that daily routines are both practical and enjoyable. One of the standout features of this property is the wrap-around balcony, which provides a lovely outdoor space to soak in the fresh air and enjoy the picturesque surroundings.

Parking is available for one vehicle, adding to the ease of living in this well-appointed apartment. The location itself is truly remarkable, offering beautiful coastal and canal walks that are perfect for leisurely strolls or invigorating exercise.

This property presents a wonderful opportunity for those seeking a serene lifestyle in a beautiful setting, combining comfort, convenience, and a sense of community. Don't miss the chance to make this charming apartment your new home.







## Entrance Hall

UPVC double glazed frosted window, electric heating, underfloor heating, door to internal hallway.

## Internal Hallway

2x UPVC double glazed windows, central heating radiator, intercom system, underfloor heating, doors to WC, shower room, bedrooms one and two, utility cupboard, and living/dining room.

## WC

Spotlight lighting, central heating towel radiator, vanity wash basin with mixer tap, dual flush WC, electric shaving point, tiled walls, tiled flooring.

## Bedroom One

UPVC double glazed window, built in wardrobes, underfloor heating.

## Bedroom Two

UPVC double glazed window, underfloor heating.

## Shower Room

Spotlight lighting, UPVC double glazed frosted window, direct feed rain head shower with rinse head, dual flush WC, vanity wash basin with mixer tap, electric shaving point, tiled walls, tiled flooring, underfloor heating.

## Utility Cupboard

Boiler, built in storage cupboards, space for tumble dryer.

## Living/Dining Room

3x UPVC double glazed windows, underfloor heating, UPVC double glazed french doors to external, open plan to kitchen.

## Kitchen

UPVC double glazed window, 2x double glazed velux windows, NEFF oven, NEFF microwave, 5 ring gas hob, 1.5 stainless steel inset sink with mixer tap, granite worktops with integrated draining board, integrated washing machine, integrated fridge freezer, integrated dishwasher, partially tiled splashback, tiled flooring, underfloor heating.

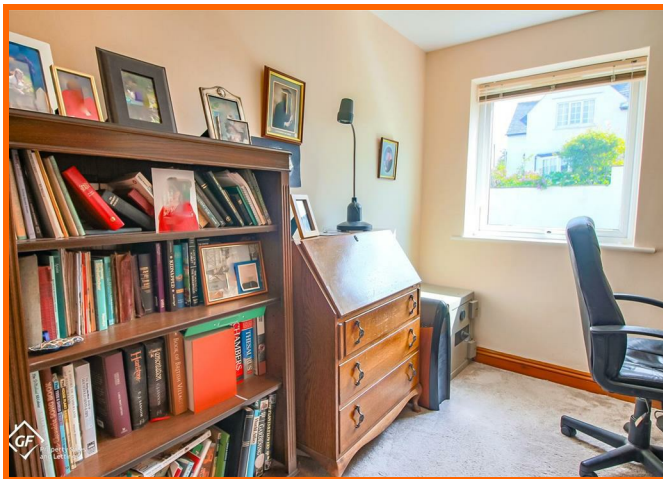
## Communal Entrance

Lift and stairs to underground garage with allocated parking space.





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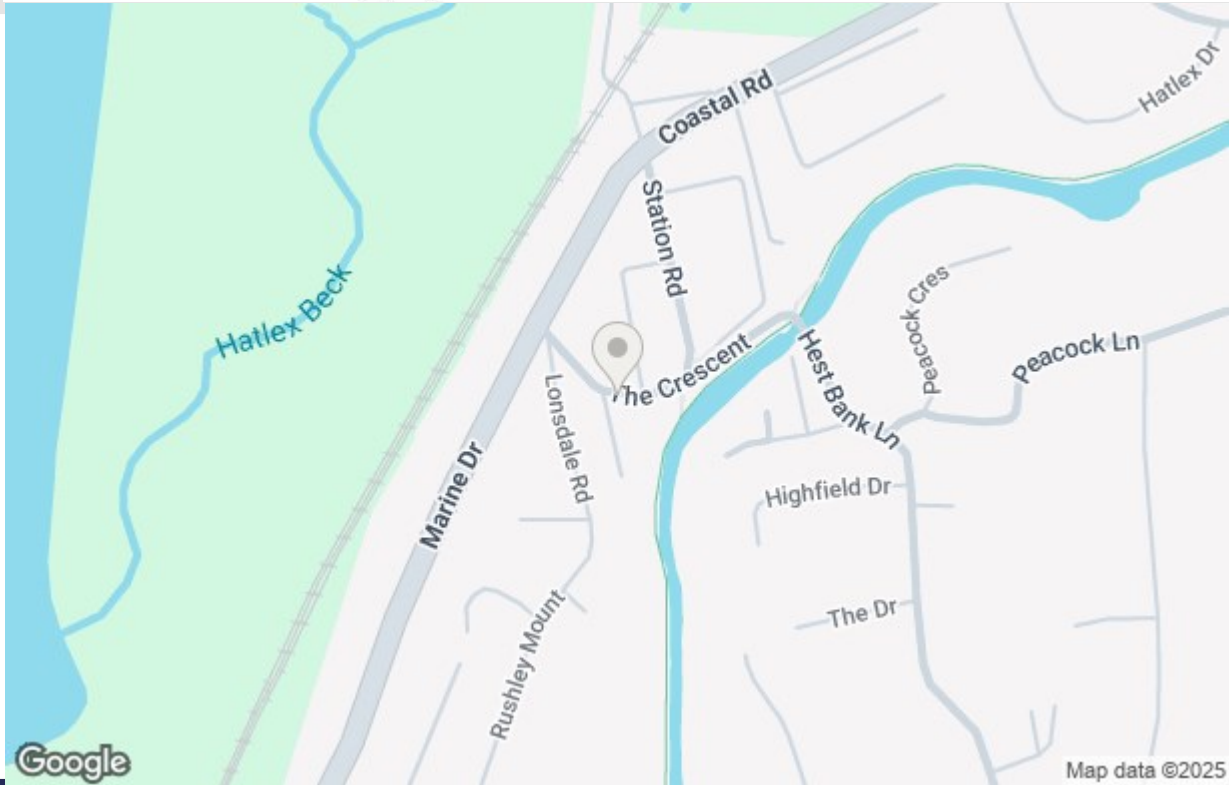
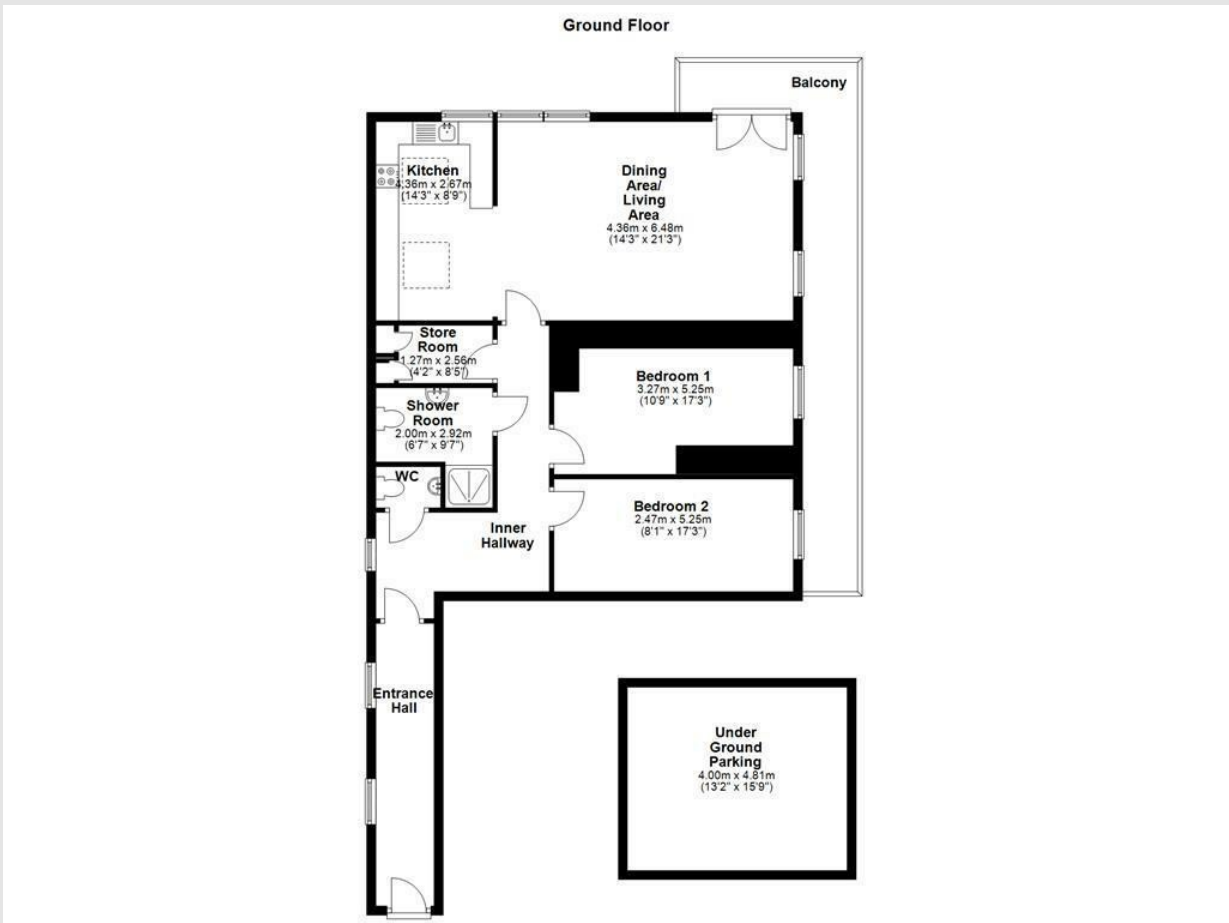
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# Take a nosey round



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(65-80) C	
(55-64) 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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(65-80) C	
(55-64) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC