



Flat 8 The Crescent, Hest Bank,  
Lancaster, LA2 6DP

Flat 8 The Crescent, Hest Bank, Lancaster

## *The property at a glance*

2  1  1 

- Ready To Occupy - Over 55's Luxury Apartment!
- Gated Complex Boasting Underground Parking & Garage
- Situated On The Ground Floor With French Doors Leading Outside
- Impressive Open Plan Kitchen/ Diner & Lounge
- Offered With No Chain Delay!
- 'Siematic' Kitchen With Integrated Appliances
- Communal Gardens With Lawn & Seating Area
- Council Tax Band D
- EPC Rating B
- 979/999 Years remaining Leasehold, £1164.81 including Maintenance



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# £275,000

# Get to know the property



A warm welcome awaits as you enter into this gated complex of eight luxury apartments - set in it's own private grounds boasting; underground parking, communal gardens and garage. Offered with no chain delay!

Nestled In the heart of Hest Bank within easy reach of the seashore, canal walks and regular bus services. The M6 link road is only minutes away by car providing swift access to the Lake District and beyond.

Entrance to the property is through the communal lobby, via right to the ground floor entrance door of No.8. The hallway provides access to all ground floor rooms with intercom system and large, walk-in storage cupboard housing 'Potterton' combi-boiler and smoke alarm.

The open plan living space enjoys feature French doors and windows overlooking the charming rear garden and allowing natural light to fill the room making this a fantastic space. The 'Siematic' kitchen has high gloss wall and base units with oven and microwave in high rise units, 5 ring gas hob with extractor hood and stainless steel splashback, inset 1 1/2 bowl stainless steel sink with integrated draining ridges and mixer tap, integrated dishwasher, fridge freezer and washing machine with part tiled flooring to complement.

Further rooms include two double bedrooms with underfloor heating and uPVC double glazed windows. The modern bathroom comprises; a four piece suite including; dual flush WC, pedestal wash basin with traditional taps, panelled bath and direct feed shower with spot lighting, extractor fan and underfloor heating.

## GF Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



# Flat 8 The Crescent, Hest Bank, Lancaster, LA2 6DP



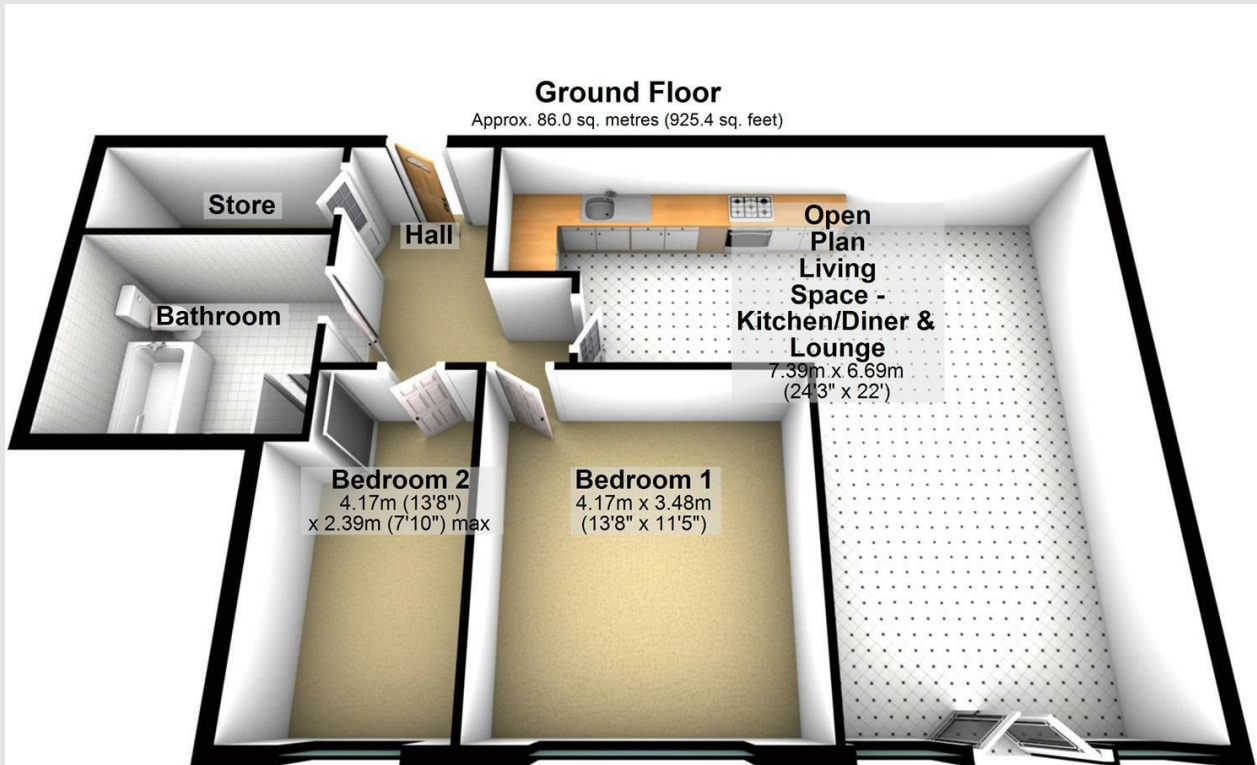
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# Take a nosey round



Total area: approx. 86.0 sq. metres (925.4 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	82	84	England & Wales		EU Directive 2002/91/EC