



## 7, Tall Tree Gardens Bolton Le Sands, Lancashire, LA5 8DX

Nestled amongst the 'Tall Trees' and set in well maintained mature gardens of approximately 1.3 acres, this stunning two bedroom apartment is certain to turn heads. Beautifully appointed with splashes of colour throughout, the property seamlessly sits at one with the surrounding nature. With large open plan living areas, two generous bedrooms, shower room and ensuite. The large south facing balcony provides the perfect backdrop for entertaining family and friends. Situated in the heart of Bolton Le Sands, with the historic Lancaster Canal a stones throw away. An ideal lock up and leave with a ten year NHBC guarantee (in place until May 2028).

Ever a popular location, this sought after Lancashire village sits on the western coastline of Britain and is surrounded by stunning walks along the sands, canal and across the local countryside. Within the centre of the village there are several independent shops, restaurants, pubs and other amenities. It is conveniently located for commuters with Junction 35 of the M6 motorway a short drive away and the the Bay Gateway to the south, providing another access point. The nearby West Coast mainline train station of Carnforth provides additional transport links and the market town of Carnforth has a array of excellent shops, super markets, doctors and dentists.



## Layout (with approx. dimensions)

### Entrance Porch

Entered via a composite door, the porch area is fitted with a built in storage cupboard, housing a pressurised hot water cylinder. With a video intercom system and luxury vinyl tiling flooring. An internal oak wooden door leads into:

### Entrance Hall

A bright and welcoming entrance hall, fitted with a Velux double glazed window, allowing natural light to fill the hall. With access to a loft area, an Osly electric radiator and luxury vinyl tiling flooring.

### Living Room

**17'7" x 11'8" (5.36 x 3.58)**

A bright and welcoming room, fitted with feature Tri-Fold doors, leading out onto the balcony. This is the perfect room for entertaining and socialising with friends either in or outside, as there are sliding doors leading into the open plan Kitchen Diner. On a cooler evening, this room is fitted with an Osly electric radiator again setting the scene for a quiet night in.

### Dining Kitchen

**17'6" x 13'5" (5.34 x 4.10)**

Fitted with a SieMatic kitchen, with a range of wall and base units with a complementary Quartz worktop over and an integrated Franke stainless steel, one and a half sink unit, with worktop drainer and mixer tap. Integrated Neff appliances include a four ring induction hob, with extractor above, glass splashback, and oven below. There is an integrated fridge freezer, a dishwasher and a washer dryer. With a UPVC double glazed window, downlighters and luxury vinyl tiling flooring. This opens into the dining area, fitted with feature UPVC double glazed French doors, with a Juliet Balcony, overlooking the front of the residence and an Osly electric radiator.

### Bedroom One

**12'1" x 11'1" (3.70 x 3.40)**

A beautifully light and bright bedroom, with feature UPVC double glazed French doors opening out on the rear balcony. Sit in bed with a morning cuppa and enjoy the songs of the

birds and surrounding sounds of nature. With a built in storage cupboard and an Osly electric radiator. An internal Oak wooden door leads into:

### Ensuite

Fitted with a three piece suite consisting of a WC, wall mounted wash hand basin and a bath with shower over, glass shower screen and a tiled surround. With a UPVC double glazed window, a large wall mounted mirror, shaver point, downlighters, extractor fan and heated towel rail.

### Shower Room

Fitted with a three piece suite consisting of a WC, wall mounted wash hand basin and a shower cubicle with a tiled surround. With a large wall mounted mirror, shaver point, downlighters, extractor fan and heated towel rail.

### Bedroom Two

**13'1" x 12'1" (4.0 x 3.70)**

A beautifully light and bright bedroom, with feature UPVC double glazed French with a Juliet Balcony, overlooking the front of the residence. This provides the perfect spot to sit back and listen to church bells on a Sunday morning. With an Osly electric radiator.

### Outside

A gated driveway provides access to the residence. Drive through the 'Tall Trees' to an allocated parking area. There are three visitor parking spaces and communal gardens surrounding the property for all to enjoy. Stairs lead from the left hand side of the building, to a private entrance to the apartment. The stairs lead to a large balcony area, providing a private area to relax and unwind. This also provides the perfect backdrop for entertaining the family. There is an outside store cupboard with lighting, and a separate bike store for the properties which is accessed via the main doors into the building.

### Services

Mains electric, mains water and mains drainage.

### Council Tax

Band D. Lancaster City Council.

### Tenure

Leasehold – held on a balance of 999 years starting from the 21st July 2019. There is a service and maintenance charge of £145 per month which covers items such as upkeep of communal areas, buildings insurance and window cleaning.

### Viewings

Strictly by appointment with Houseclub Estate Agents, Lancaster.

### Energy Performance Certificate

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.

### Additional information

Whilst the lease doesn't specifically say no pets are allowed we can advise that any request for consent via the landlord would almost certainly be declined.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
(81-91)	B		
(69-80)	C	70	70
(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	

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