



**2 Bed
Apartment
located in**

Jennings
estate agents

**Brunton House Scotforth
Road
Lancaster
LA1 4TU**



Communal Entrance

Secure entrance doorway and well presented foyer, with stairs leading to the apartments.

Entrance Hallway

Laminate flooring, intercom system and radiator.

Lounge

13'1" x 13'8"

Double glazed uPVC window to the front aspect. Double radiator. Laminate flooring.

Kitchen

5'10" x 10'7"

Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a stainless steel sink unit. Free standing cooker, with five ring hob and extractor fan. Space for a fridge freezer. Double glazed uPVC window to the rear aspect. Door leading to-

Balcony

8'10" x 7'4"

Sheltered balcony, with breath-taking views overlooking Lancaster and towards Morecambe Bay.

Master Bedroom

10'4" x 10'2"

Double glazed uPVC window to the front aspect. Radiator.

Bedroom Two

10'6" x 9'12"

Double glazed uPVC window to the front aspect. Radiator.

Bathroom

Three piece bathroom suite comprising: bath with overhead shower, wash hand basin and low level WC. Heated towel rail. Double glazed uPVC window to the side aspect. Space for a washing machine. Tiled flooring and down lights.

£1,000 Per month

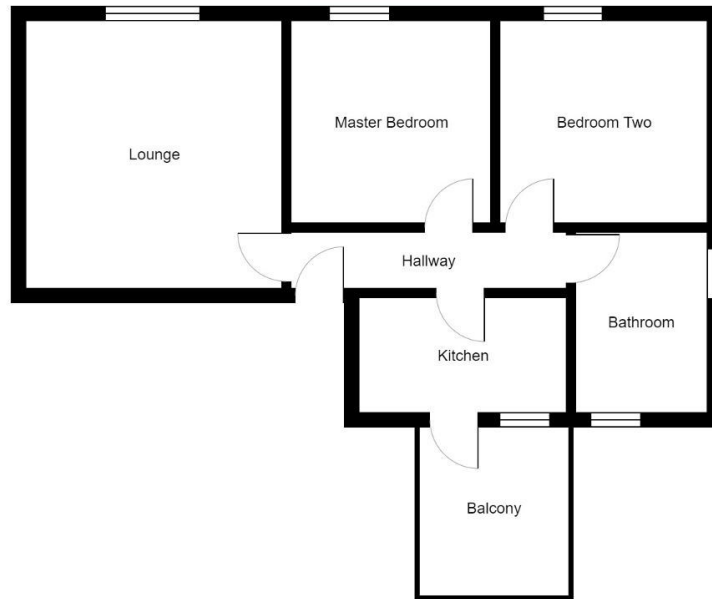
Jennings Estate Agents are delighted to bring to the market, this period conversion apartment. Located within the popular residential area of Lancaster. The apartment offers spacious accommodation throughout, and a balcony, with views overlooking Lancaster and towards Morecambe. The apartment is current rented for £1000 per calendar month, and generating a yield of 7.2%.

The property features; communal entrance with a secure intercom system. Entrance hallway, large main reception room and fitted kitchen. Sheltered balcony with a wonderful views. Two double bedrooms, and a modern fitted three piece bathroom suite.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on office@jeagent.com



Brunton House, Scotforth Road, Lancaster, LA1 4TU



Second Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	63	68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

EPC Rating: D
Council Tax Band: B

DIRECTIONS

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