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ESTATE AGENTS

Kensington House,  
Greaves  
Road, Lancaster, LA1  
4UY

Kensington House, Greaves Road, , Lancaster

## The property at a glance

- First Floor Apartment Accessed Via Private Entrance
- Two Bedrooms With Bedroom Two Situated On Second Floor
- Spacious Lounge
- Allocated Garage
- Sought After Residential Location
- Easy Access To Williamson's Park, University & Town Centre
- Tenure: Leasehold
- Property Band: B
- EPC: C
- Offered With No Chain Delay

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**£125,000**

# Get to know the property



Welcome to this charming first-floor apartment located at Kensington House on Greaves Road in Lancaster. This delightful property spans two floors and boasts its own private entrance, ensuring a sense of independence and comfort.

Upon entering, you will find a spacious lounge that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. The apartment features two well-proportioned bedrooms, providing ample space for rest and personalisation. The bathroom is conveniently situated, catering to the needs of modern living.

One of the standout features of this property is the inclusion of a garage, offering secure parking and additional storage options. The location is particularly advantageous, with easy access to the town centre, allowing for a variety of shops, restaurants, and local amenities just a short distance away.

This apartment presents an excellent opportunity for those seeking a comfortable and convenient lifestyle in Lancaster. Whether you are a first-time buyer, a young professional, or looking to downsize, this property is sure to meet your needs. Do not miss the chance to make this lovely apartment your new home.

\*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.

## Entrance

Hardwood frosted door to vestibule.

## Vestibule

Hardwood door to stairs to first floor.

## Landing

Hardwood double glazed window, electric heating radiator, smoke alarm, door to bedroom 2, reception room, bathroom, stairs to second floor, door to water tank.

## Reception Room

Hardwood double glazed window, electric heating, coving, door to kitchen.

## Kitchen

Hardwood door, one and a half stainless steel sink with mixer tap with draining board, space for fridge freezer and oven, wall and base units with worktops and tiling to complement, Lino flooring, door to storage cupboard.

## Bathroom

Hardwood double glazed window, electric heating, WC, vanity wash basin with mixer tap, paneled bath with mixer tap, electric feed shower, fully tiled to complement, extractor, wood effect flooring.

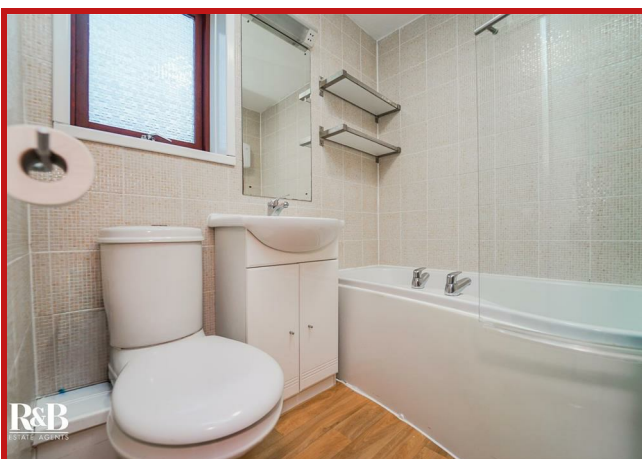
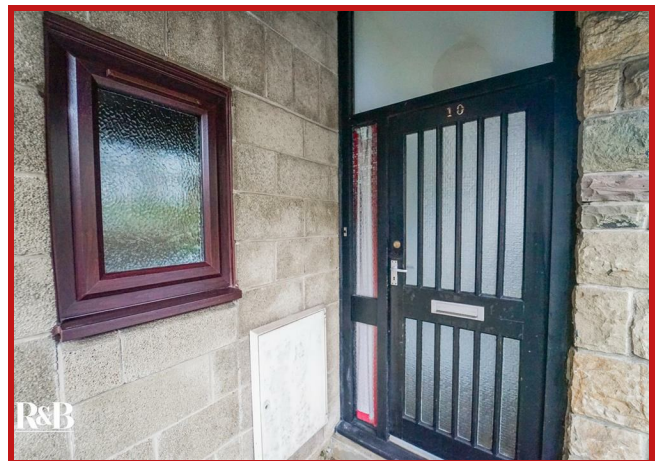
## Bedroom 2

Two velux windows, electric heating, storage into eaves.

## Garage

Third from the left.

Flat 10, Kensington House  
Greaves Road, Lancaster, LA1  
4UY



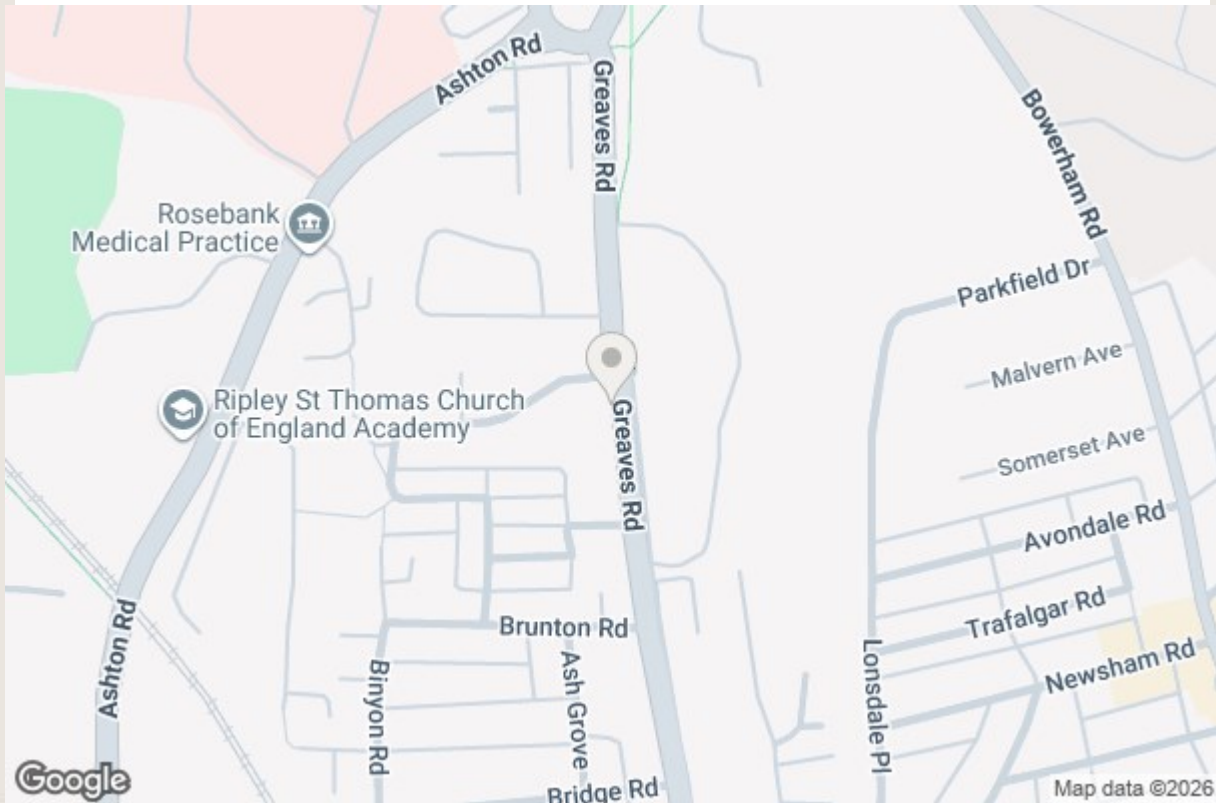
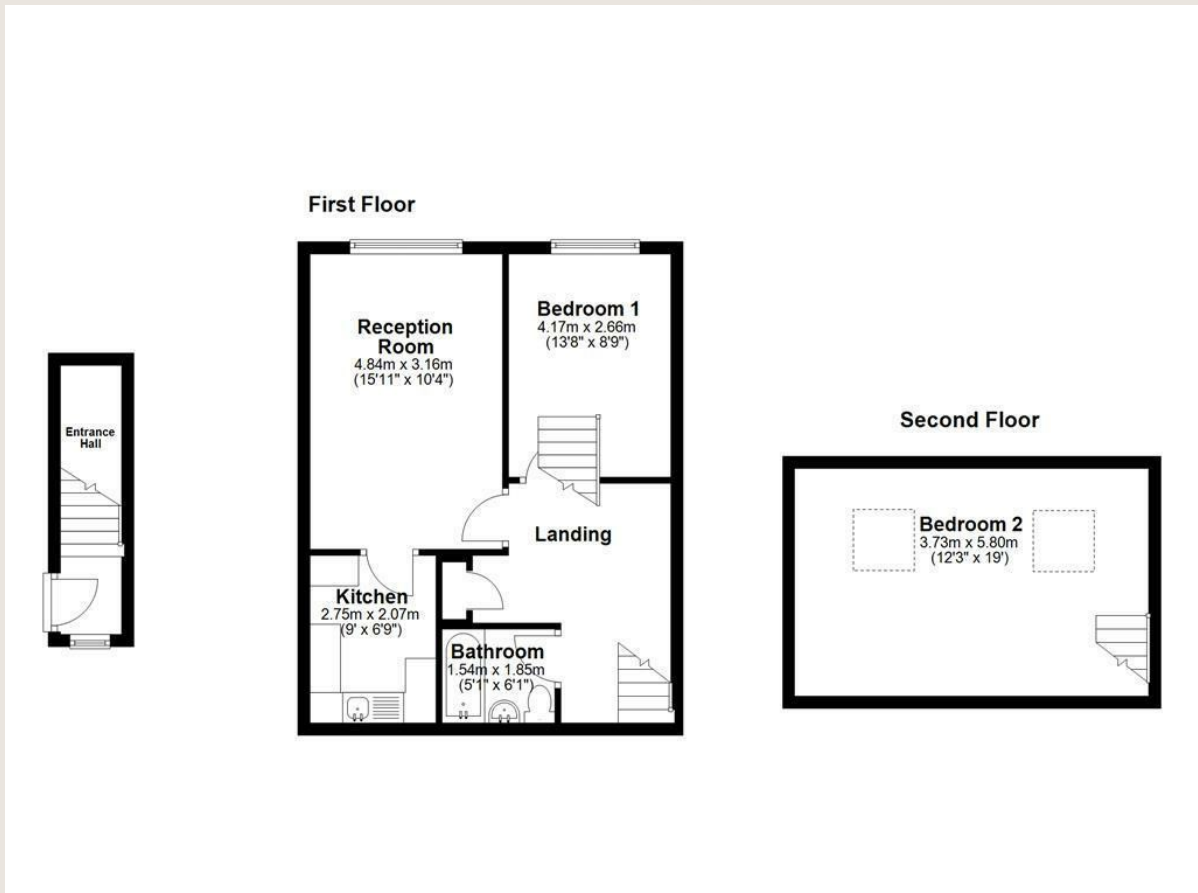
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# Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	76
		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			
(69-80) C			
(55-68) 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	