

HOUSECLUB
ESTATE AGENCY

22 St. Catherines Court, Bryer Street, Lancaster, LA1 1RW

£120,000









Inside the property..

Situated on the first floor of this popular development, a welcoming entrance hallway will provide you with access to two very well proportioned bedrooms, a stylish fitted kitchen, a contemporary bathroom suite and a spacious yet still cosy, lounge. The kitchen boasts wall and base units with laminate work top surfaces and tiled splashbacks, a single sink and drainer. a washing machine, an electric oven and induction hob with overhead extractor and ceiling spotlights. The bathroom is three piece and in white with a panel bath with overhead shower to mixer taps, a low flush WC and a vanity wash hand basin.

Let's look outside

Whilst the property doesn't benefit from an allocated parking bay within the development, it is eligible for a Zone A residents parking permit at £25 per annum.

The location

Nestled right in the heart of Lancaster, the apartment is ideally situated to take advantage of the wide range of amenities, that the historic city has to offer. A multitude of high street shops, ample restaurants, bars and supermarkets are all within easy reach, as well as highly regarded schools, the award winning university of Lancaster, the Royal Infirmary and a handy West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city and further afield including to the University and the M6 motorway lies approximately three miles away - accessible without worrying too much about the one way system.

The situation

The property is offered for sale with no onward chain and with a selection of fixtures fittings and furnishings included, with completion eligible any time from the end of February 2027.

Tenure

The property is Leasehold with a title number of LA789677. The 999 year lease commenced on 1/1/1996 and a service charge of approximately £1448 per annum is payable.

Council Tax

Band B via Lancaster City Council.

Viewings

Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate

A strong C rated property with the full certificate available online or by contacting our sales office.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

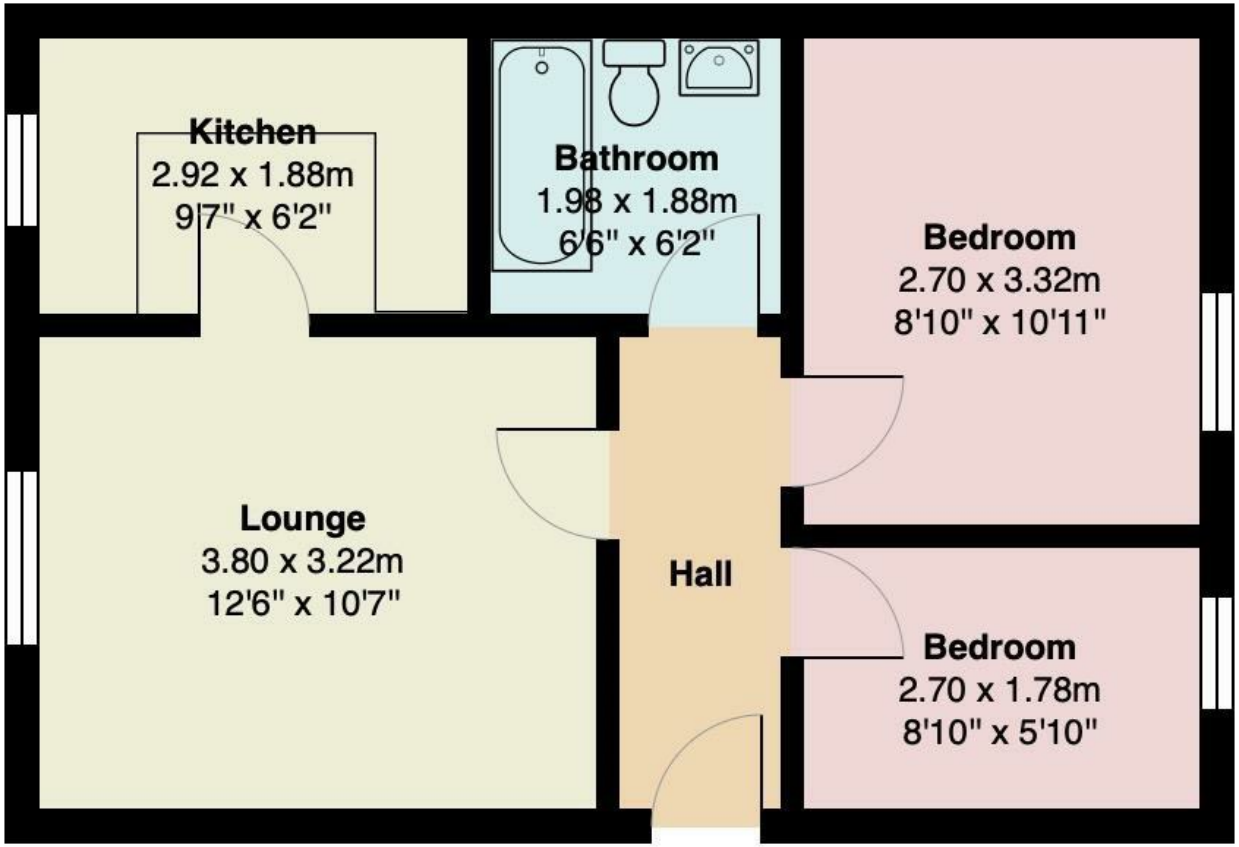


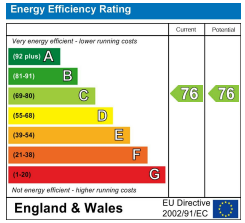












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