



Ellel Cottage Potters Brook, Bay Horse, Lancaster, LA2 0HW

£145,000



## **The location..**

The courtyard of five which hosts this property is just off the A6 at Bay Horse, between Lancaster and Garstang. Heading south, Potters Brook is a right hand turn and the courtyard is immediately on your left hand side. The apartment actually fronts on to the A6. The location is fantastic. Lancaster University is a short drive away and the Royal Lancaster Infirmary and Lancaster city centre are a very simple drive in along the A6. For those who commute further, M6 junction 33 is within a three minute drive and Preston, Garstang and even Blackpool and the Fylde Coast can be reached quite easily by car.

## **The accommodation**

This first floor flat with its own front door has a spacious open plan dining kitchen and two bedrooms and a family shower room. The kitchen has wall and base units with laminate for, top surfaces, tiled splash backs and a stainless steel sink and drainer. Neatly finished throughout it should suit a wide range of potential homeowners

## **The current set up**

The property is in the process of having a lease set up with terms to follow on. Currently part of the freehold of the wider development it is anticipated that the four apartments will each become leasehold on a long lease. There are two lawned areas within the development and the apartment will have access to both under the terms of the lease. There will also be two allocated parking spaces for the apartment within the development.

## **Services**

The property has electric heating, mains water and a septic tank for drainage.

## **Tenure**

The property is currently within the wider freehold title of LA803552 but work is afoot to make the individual apartments leasehold on a long lease.

## **Council Tax**

Band A via Lancaster City Council

## **Viewings**

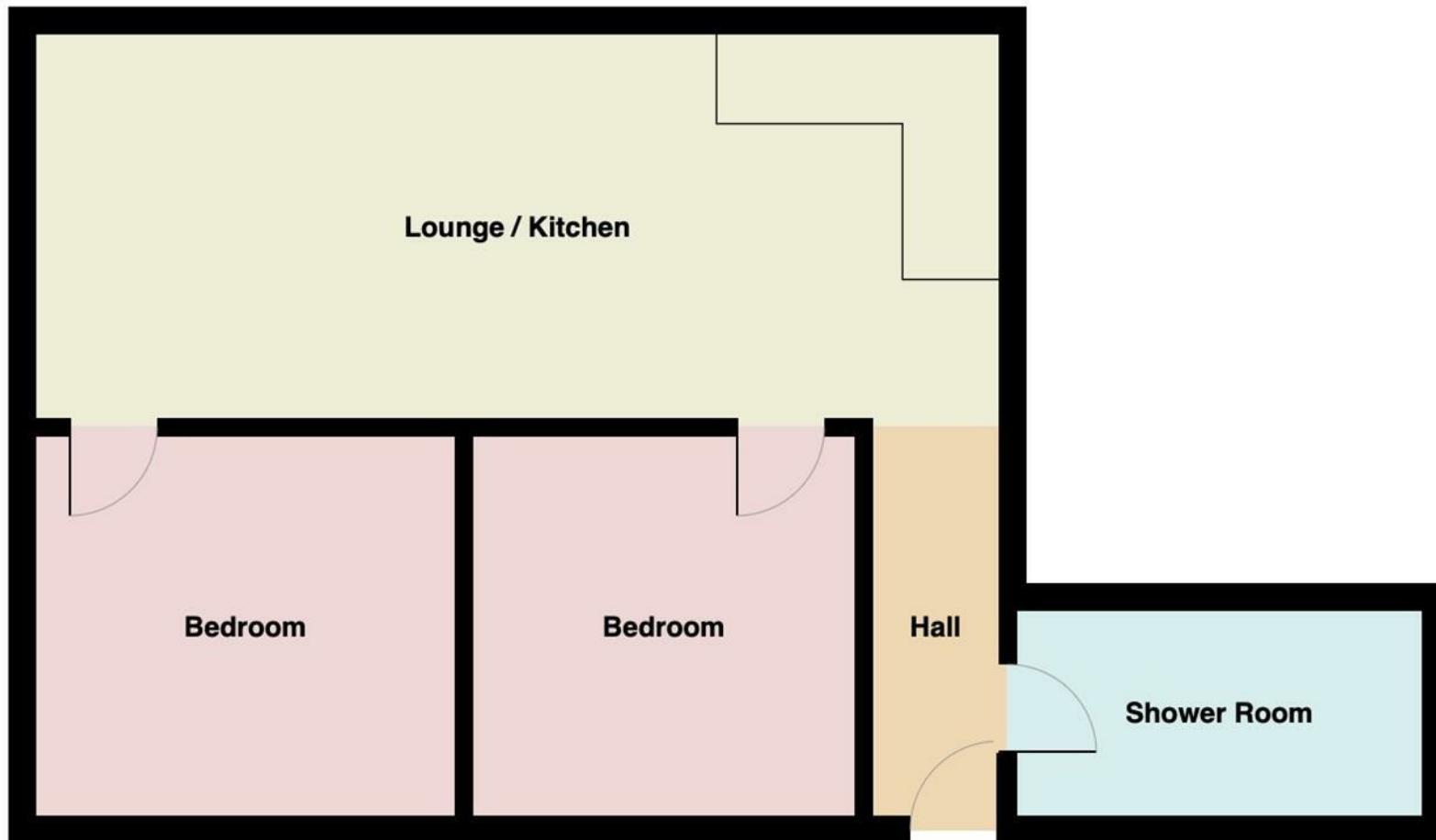
Strictly by appointment with Houseclub Estate Agents.

## **Energy Performance Certificate**

Available online with further information available, if required, via our sales office.







	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	58	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

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