





Inside The Home

A desirable first floor apartment to the North of Lancaster, well suited to first time buyers or buy to let investors. Recently refurbished to a high standard, the property features new windows and front door, a renewed roof, modern décor and freshly fitted carpets throughout. Buyers will appreciate the ready to move in condition and updated finish. Entering the property through a UPVC double glazed door, you'll immediately walk up the stairs to the apartment. There is a tastefully appointed lounge, a contemporary fitted kitchen, a modern bathroom suite featuring a Jacuzzi bath with overhead shower and two well proportioned bedrooms. There is under floor heating throughout the apartment, each room controlled by a thermostat. The hallway connecting all of the rooms, contains a storage cupboard for all those items you'd like to keep out of sight and there is access to a boarded loft.

Let's Take A Closer Look At The Area

Situated in a well connected area, Watery Lane is nicely tucked away yet only a stones throw from the Bay Gateway, providing quick access to the M6 motorway within approx. 10 minutes. With a highly regarded local primary school and college a short walk away, amenities including a supermarket, rugby club and local shops on the doorstep, as well as local bus routes providing access to a range of local high schools, and access in and around the local area.

Let's Step Outside

The first floor apartment boasts a private garage to the rear of the apartment complex, communal gardens which are well maintained to the front and rear along with communal parking spaces which are on a first come, first served basis.

Services

The property is fitted with an electric heating system, there is no gas to the property and mains water and drainage.

Tenure

The property is Leasehold. Held on a balance of 945 years with a service charge of £1,320 per annum. Ground rent at the cost of £10 per annum. Title number LA660523

Council Tax Band

This home is Band A under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.







Total Area: 62.9 m² ... 677 ft²

Energy Efficiency Rating		
	Current	Possible
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 EU Directive 2002/91/EC

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