



## Apartment 303, Town End Apartments Halton, Lancaster, LA2 6RJ

Available with no onwards chain, this beautifully presented second floor apartment is located in the sought after development known as Halton Mills. Superbly appointed throughout, this apartment is one of 21 within the development and offers easy access to the cycle path to Lancaster, Caton and the Crook o' Lune as well as the imperious River Lune itself. The property is accessible via a secure front door with an intercom system, with either stairs or lift to the second floor where it is situated. Once inside you can really appreciate the quality of the accommodation on offer. The apartment comprises an ultra contemporary bathroom suite, a double bedroom and a large open plan lounge/kitchen area which is a really good use of the space available. Externally there is one allocated parking space. The village of Halton is always popular as it is within close proximity to a number of countryside walks, and within relatively easy striking distance of the M6 North and South via the Bay Gateway M6 link road. The nearby 'Centre is the hub of the village which is also served by a popular pub, a cafe, a fish and chip shop, a convenience store and a Doctors surgery. Contact our office as soon as possible to arrange your internal inspection.



## Entrance Hallway

Accessible via the apartments front door off the second floor landing (via a lift if required), the hallway houses the secure intercom system. There is a very useful storage cupboard which houses the electric trip switch box and the hot water cylinder. The hallway is completed by a wall mounted electric panel storage heater, a telephone point, a double electricity point and a fitted smoke alarm.

## Council Tax

Band A

## Bathroom

### v shaped 12'10 x 7'1 to widest points (v shaped 3.91m x 2.16m to widest points)

A stylish and contemporary three piece bathroom suite in white which comprises a panel bath, a low flush WC and a pedestal wash hand basin. This is complemented by a smart chrome all mounted heated towel rail, a range of ceiling spot lights running to an extractor and tiled flooring.

## Bedroom

### 13'8 x 8'10 (4.17m x 2.69m)

A tastefully decorated double bedroom with a wooden uPVC double glazed window to the front elevation, a wall mounted electric panel storage heater, three double electric points, a telephone point and a TV point.

## Open Plan Lounge/Kitchen

### 18'4 x 13'10 (5.59m x 4.22m)

## Lounge

With a wooden uPVC double glazed door opening to a Juliet balcony, a wall mounted panel electric storage heater, a range of TV, telephone and broadband points, three double electricity points, a range of ceiling spot lights and a fitted smoke alarm.

## Kitchen

A lovely kitchen with a range of wall and base units with laminate work top surfaces and a one and a half bowl sink and drainer. The kitchen also has the benefit of an integrated electric oven with a ceramic hob and an overhead extractor, an integrated dish washer, fridge freezer and two double electricity points.

## Externally

The apartment benefits from one allocated parking space clearly marked by the apartment number.







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		76	82
EU Directive 2002/91/EC			

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