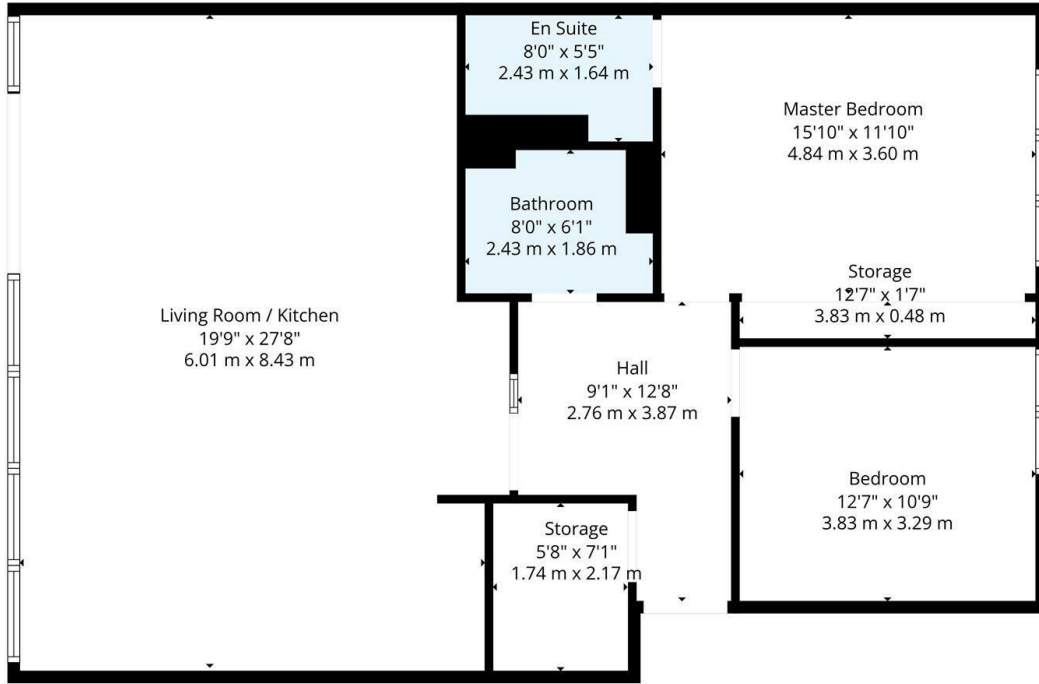




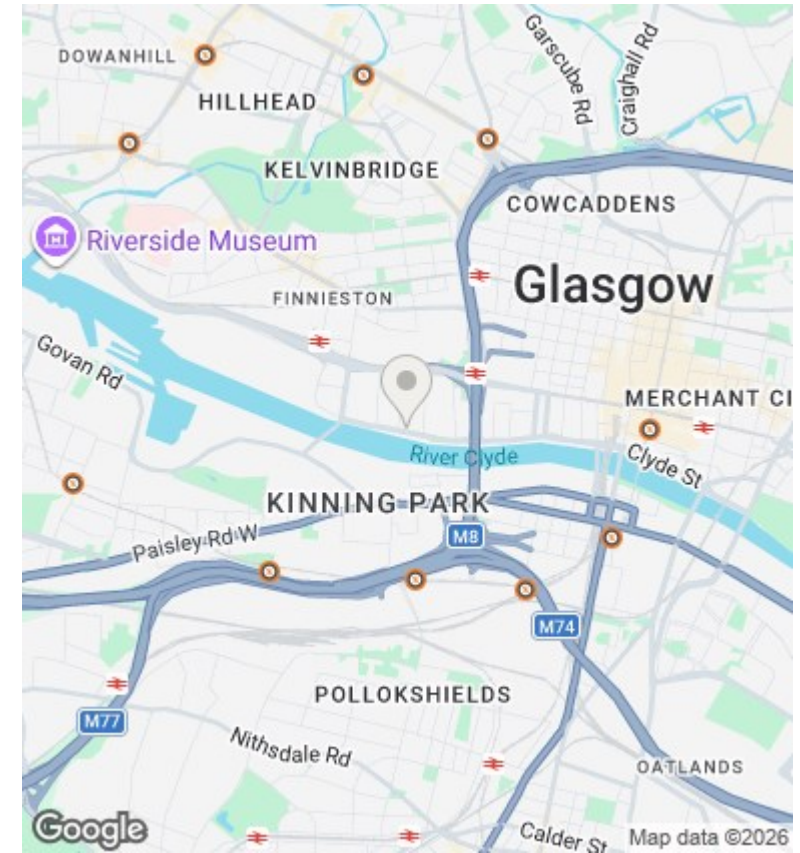
## 1/2, 110 Lancefield Quay, Glasgow, G3 8HR

Fixed Asking Price £215,000

- Modern 1st floor apartment in desirable Finnieston area of Glasgow
- Two double bedrooms with Master featuring an en-suite shower room
- Excellent storage throughout
- Full height windows to lounge/dining area and sliding patio doors onto private balcony
- Secure private parking
- EER Band B
- Spacious open plan lounge/Dining/Kitchen
- Gas Central Heating (Brand new Boiler) and Double Glazing



**TOTAL: 1084 sq. ft, 101 m2**  
 1st floor: 1084 sq. ft, 101 m2  
 EXCLUDED AREAS: STORAGE: 61 sq. ft, 6 m2, WALLS: 71 sq. ft, 6 m2  
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Directions

## Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

## Council Tax Band

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	