

# GUILDHALL

SALES & LETTINGS



## Unit 57 Chapel Lane

Galgate, Lancaster, LA2 0PR

Offers Over £85,000



Guildhall Sales and Lettings are delighted to introduce this excellent opportunity to purchase a one bedroomed studio apartment within the refurbished Silk Mill in Galgate to the market. Situated within the well sought after area of Galgate, within close proximity to Lancaster university, commuter routes and local amenities, this property is well suited for investors and internally comprises briefly:

Entrance through to the open plan living / kitchen / bedroom space with a door to storage and the three piece shower room.

This property offers communal spaces including a games room, gym, bike store and a laundry room.

Viewings are essential, for further information, please call the team on 01772 769999.

**\*\*When an offer is accepted, all buyers will be required to complete a anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before a memorandum of sale can be issued.\*\***



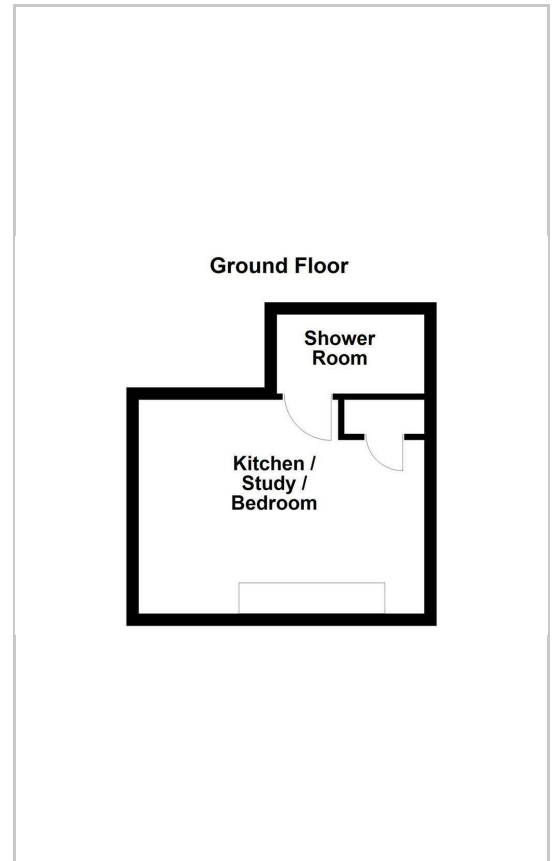
Open Plan Living Kitchen Bedroom 15'3" x 11'5" (4.65 x 3.49)

Shower Room 7'10" x 4'2" (2.4 x 1.29)

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.