



Unit 57, Chapel Lane,
Galgate, Lancaster, LA2 0PR

Unit 57, Chapel Lane, Galgate, Lancaster

The property at a glance



- Studio Apartment
- Open Plan Living / Kitchen / Bedroom
- Communal Games Room, Gym, Bike Store and Laundry Room
- Three Piece Shower Room
- Ideal Investment Opportunity
- Tenure: Leasehold
- Council Tax Band: A
- EPC Rating: TBC

R&B
ESTATE AGENTS

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01524 889000
lancaster@rbestateagents.co.uk
www.rbstateagents.co.uk

£85,000

Get to know the property



R&B Estate Agents 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.

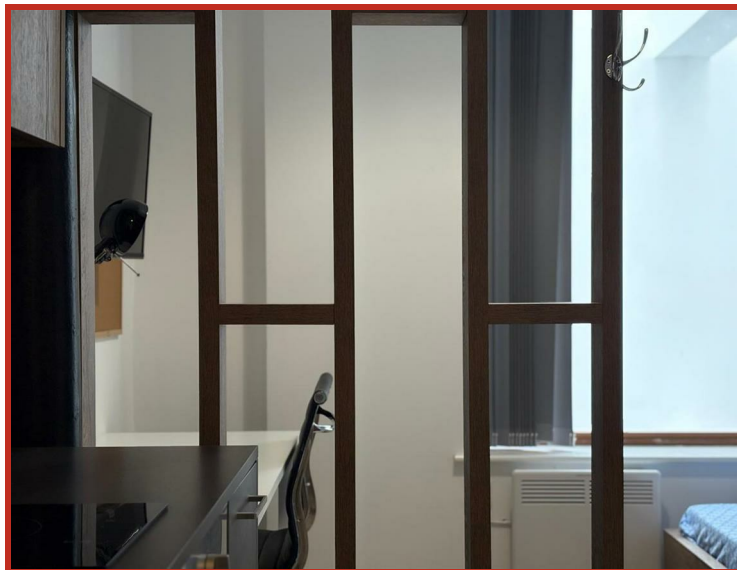
Viewings are essential, for further information, please call the team on 01524 889000.

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

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

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an 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 the offer can be officially accepted.

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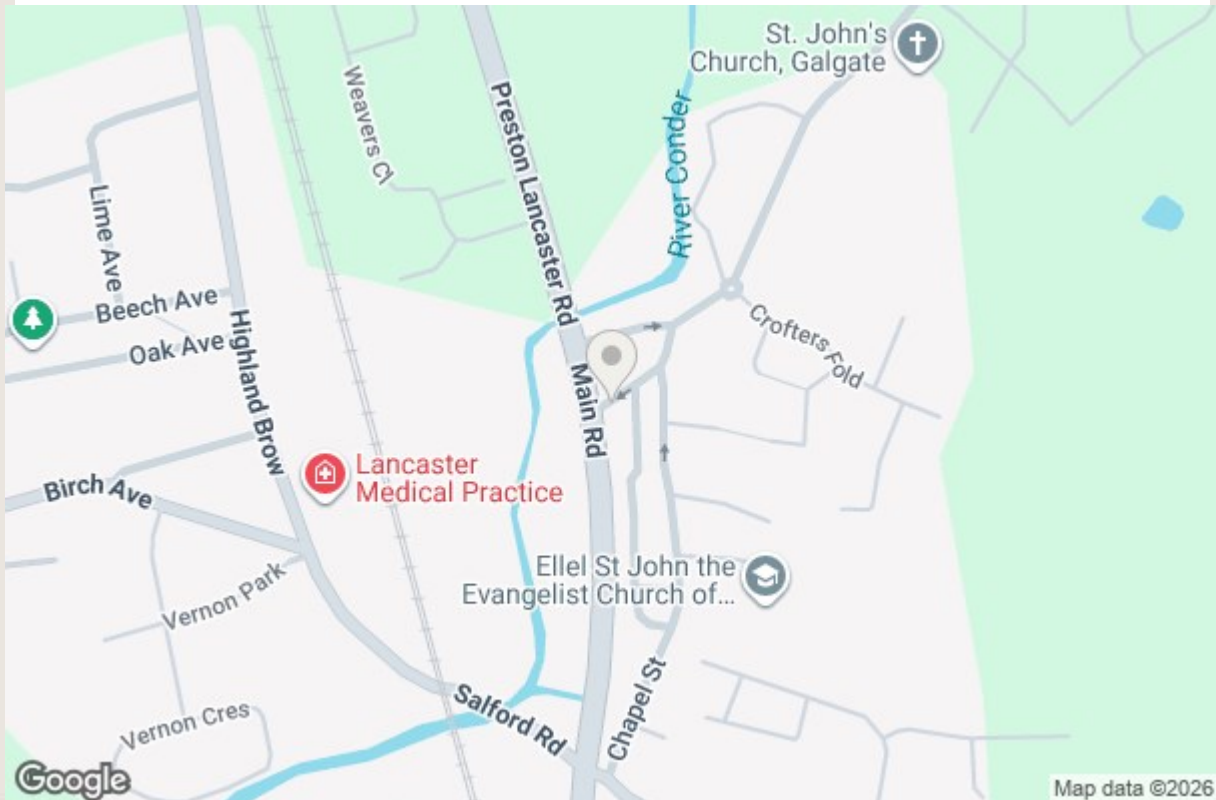
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Take a nosey round

Ground Floor



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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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	