HOUSECLUB
ESTATE AGENCY

206 Town End Apartments, Halton, Lancaster, LA2 6RJ

£139,950

Inside The Home

Located on the first floor, the impressive open plan Living, Dining and Kitchen space provides an excellent area for both everyday living and entertaining. The Kitchen is fitted with a range of wall and base units with complementary worktops over, and a selection of integrated appliances which include a four-ring gas hob with extractor above and oven below and an integrated fridge freezer.

Two generous Bedrooms can also be found, with the master bedroom benefiting from the added convenience of a walk-in wardrobe, providing excellent storage space. The modern Bathroom is fitted with a contemporary three-piece suite comprising a bath, wash hand basin and WC, with complementary tiling. A handy built-in utility cupboard provides plumbing for a washing machine and also houses the gas central heating boiler, as well as providing additional storage.

An attractive apartment offering well-proportioned accommodation, modern facilities and convenient parking, making this an excellent opportunity for those seeking a comfortable and practical home. while the No Chain sale provides an excellent opportunity for a straightforward purchase.

Let's Take A Closer Look At The Area

Located in a highly accessible village, Halton provides something for everyone. With the Bay Gateway located a short drive away providing almost instant access on the M6 motorway, this is the perfect home for commuters, with a regular bus service providing access to the city of Lancaster and further afield. The village itself has a plethora of local shops including a convenience shop, community village hub, as well as a doctor’s surgery and chemist and a village pub and restaurant within walking distance. For those who enjoy scenic walks, the Crook O’ Lune and Lancaster cycle track are a stone’s throw away providing easy access to both town and country, with some of the best views the Lune Valley has to offer. For those with young children, there is a range of highly regarded primary and secondary schools.

Let's Step Outside

An allocated parking space can be found located to the side of the building, directly across from the property. There are also three visitor parking spaces, providing ample parking for guest and visitors. A short walk away, scenic views across the River Lune can be enjoyed, providing a breath-taking outlook across the surrounding Lancashire countryside.

Services

The property is fitted with an electric central heating system, and has mains electric, mains water and mains drainage.

Tenure

The property is leasehold, held on a balance of 999 years from the 1st January 2006. With an approx annual Service Charge of £1716 which covers maintenance and upkeep of communal areas, as well as building insurance and window cleaning. Title number: LAN164173.

Council Tax

This home is Band B under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

The Energy Performance Certificate is available to view online. For further information, please contact our office.

Please Note:

The pictures shown on the marketing for this home, were taken prior to the current tenants occupying the home.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

NEVER WALK

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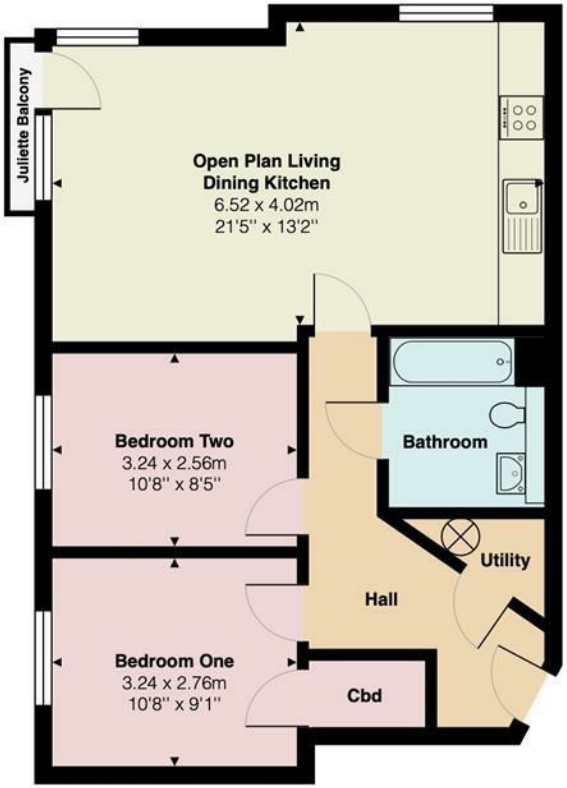
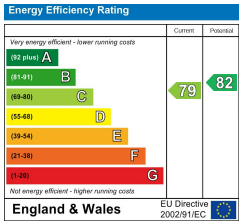


Total Area: 61.5 m² ... 662 ft² (excluding juliette balcony)



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Tel: 01524 771888
Email: info@houseclub.co.uk
www.houseclub.co.uk

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