





The accommodation

This fabulously presented home has been carefully looked after by the current owners. The accommodation is presented in good condition throughout, meaning the new owner can move straight in with minimal maintenance required. The property is accessed from the front elevation into an entrance porch with a useful downstairs WC. Beyond this is a well-decorated lounge with under-stairs storage, leading through to a modern fitted kitchen/ diner with wall and base units, laminate worktops, an electric oven, gas hob and extractor.

Sliding patio doors open out onto the rear garden.

Upstairs are three well-proportioned bedrooms and a bathroom fitted with a P-shaped bath and overhead shower, a low-flush WC and pedestal wash hand basin with tiled splashbacks. The property also benefits from a large, boarded loft with ladder access, providing excellent additional storage.

Outside

The property includes driveway parking for multiple vehicles at the front, along with a lawned garden. The rear garden is private and fully enclosed, featuring a well-kept lawn, a patio seating area and a useful storage shed. The garden enjoys good levels of sunlight throughout the day.

The location

Situated in the desirable Highgrove area to the south of Lancaster, the property enjoys a convenient position close to a wide range of amenities. Lancaster's historic city centre offers shops, restaurants, cafés and well-regarded schools, all within easy reach. Transport connections are strong, with Lancaster Railway Station nearby and straightforward access to Junction 34 of the M6 for commuters. Lancaster University is also easily accessible from the area. The Royal Lancaster Infirmary is located close by, adding to the practicality of the location. For leisure, the nearby Lancaster Canal provides attractive walks, while well-connected cycle routes offer a scenic and efficient way to travel across the city. For families there is a local park nearby as well as good access to the areas football field and countryside walks.

Shared ownership

Shared ownership is a part buy/part rent scheme designed to help buyers purchase a home in a desirable area at a more affordable level. This property is being sold with a 75% share

under the shared ownership arrangement with Jigsaw Homes. The equity level for this home is capped at 75%, meaning this is the maximum share you can own. Any purchaser will need to meet the eligibility criteria for shared ownership.

Additional features

The property has a large, boarded loft, an electric car charging point, a new boiler under a five-year warranty up until 2030 and is fully double glazed throughout.

Services

The property is serviced with gas (the boiler is situated in the kitchen), electricity, mains water and drainage.

Tenure

As the property is shared ownership, it is classified as Leasehold. Rent is payable on the remaining 25% owned by the housing association, with current monthly rent and charges of £169 (including buildings insurance). There is no ground rent payable on the property. A lease extension is currently being completed and will be in place by the time of sale.

Council Tax

Band C via Lancaster City Council.

Viewings

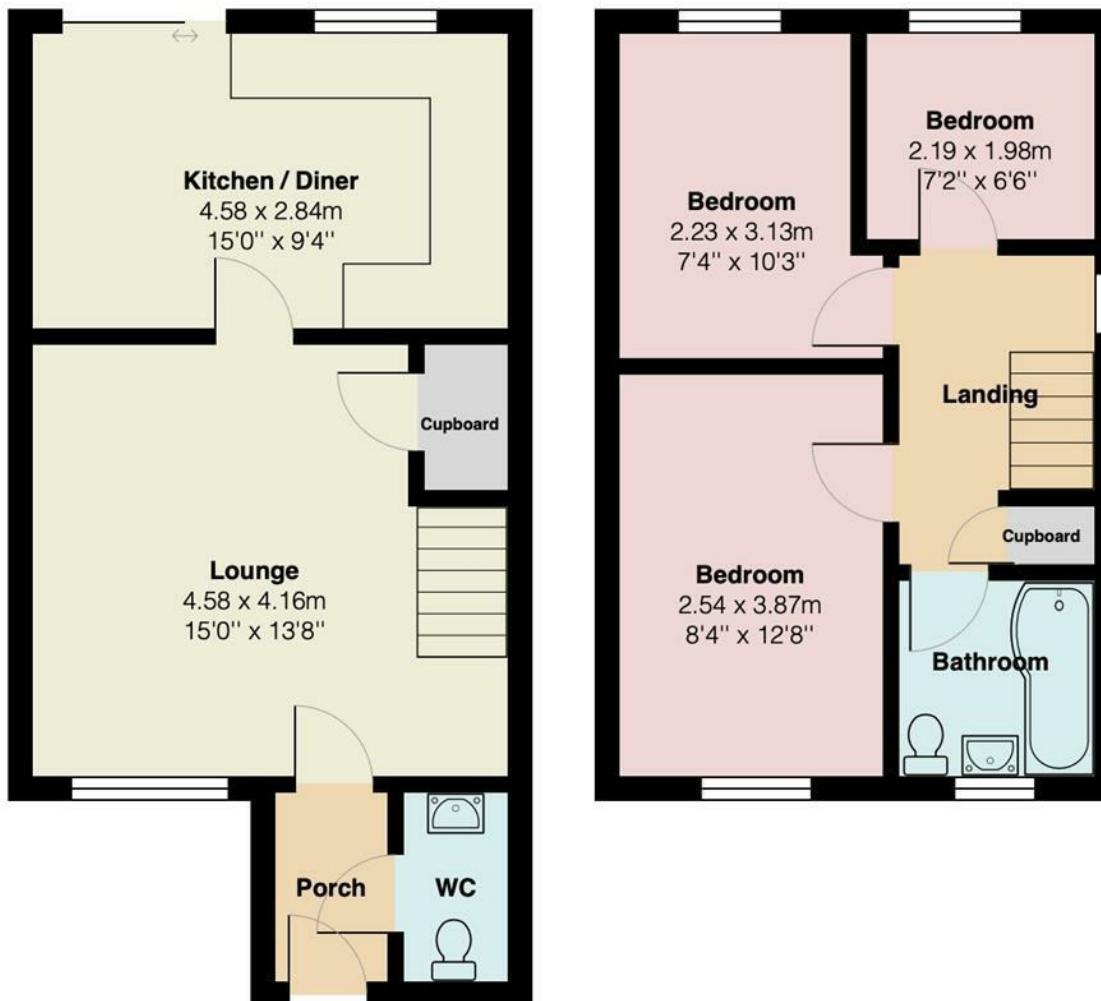
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

The property has an Energy Performance Certificate rating of C.







	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

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