

## Flat 8, Farm House Farm Lane, Lancaster, LA1 5WL



**£157,500**



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
T 01524 548888 E [enquiries@mightyhouse.co.uk](mailto:enquiries@mightyhouse.co.uk) W [www.mightyhouse.co.uk](http://www.mightyhouse.co.uk)



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

Stunning two-bedroom second-floor apartment situated in the highly desirable area of Lancaster.

Contemporary and stylish throughout, this outstanding property is a real find. It offers two well-proportioned bedrooms, with the master benefiting from an en-suite, a separate modern bathroom, and a spacious open-plan living area featuring a gorgeous kitchen and wonderful views through the large lounge window.

Additional features include solar PV panels, two designated parking spaces, a smart 7.2kW electric vehicle charging point, and attractive external finishes that reflect the charm of the surrounding area.

**Shared Ownership**

This property is available on a shared ownership basis. The advertised price of £157,500 represents a 75% share of the full market value of £210,000. Rent is payable on the remaining 25% share. Further details are available upon request.

**How to Apply:**

You must complete a Shared Ownership application form. These are available from the Oakmere Homes Sales Office, located at the Ashton Meadows development, or by calling Oakmere.

**Communal Hallway**

Stairs down to the car park.

**Entrance Hallway**



Laminate floor, electric radiator, access to the loft, storage cupboard housing the electric meter and charger for the solar panels, walk in storage cupboard.

**Bathroom**



Panelled bath with shower attachment, wash hand basin, extractor fan, heated towel rail, cupboard housing the water cylinder, vinyl floor, W.C.

**Bedroom One**



Double-glazed window to the rear, carpeted floor, electric radiator, and door to the ensuite.

**En-Suite Shower Room**



Double-glazed window to the rear, shower cubicle with Triton electric shower, wash hand basin, extractor fan, heated towel rail, vinyl floor, W.C.

**Bedroom Two**



Double-glazed window to the rear, carpeted floor, and electric radiator.

**Open Plan Lounge/Kitchen**



Large double-glazed window to the rear with wonderful views, a range of beautifully crafted cabinets, four plate electric hob and extractor hood, electric oven, plumbing for washing machine, stainless steel sink, space for fridge/freezer, electric radiator, laminate floor.

**Outside**

Off-road parking for two cars and an



Head Office: 83 Bowerham Road Lancaster LA1 4AQ

T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk

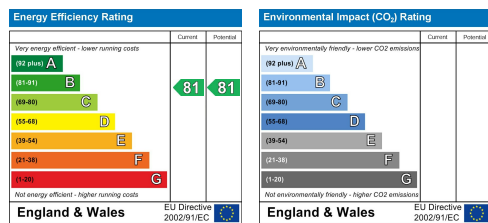


Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

allocated VCP point for this apartment.

**Useful Information**

Tenure Leasehold  
 Council Tax Band (B ) £1,841.18  
 Lease Years 999  
 Start Date January 2023  
 End Date January 3022  
 Remaining Years 996  
 75% Ownership  
 Rent per month £135.12 to Heylo Housing, which covers the other 25% of the property.  
 Service Charge £113.05 per month.  
 No Ground Rent.  
 Two allocated parking spaces



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
 T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
 T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054