

HOUSECLUB
ESTATE AGENCY

29 Arden Close, Slyne, Lancaster, LA2 6JN

Offers over £95,000






Vaillant



Inside The Home

Entered via a UPVC double glazed door this leads into a small Entrance Hall, with stairs leading to this first floor apartment. A spacious Hall is fitted with two handy fitted cupboards providing ample storage. to the front of the property, a beautifully presented Living Room can be found, centred around an electric fireplace. A large UPVC double glazed window allows ample natural light to filter through this newly decorated apartment. To the rear, a beautifully presented Kitchen can be found fitted with a range of wall and base units with complementary worktop over and appliances which include a four ring gas hob, with an extractor above and an oven below, as well as plumbing for a washing machine and space for a fridge freezer.

Two generous Bedrooms can be found, as well as a newly installed three piece bathroom, with complementary tiling to suit.

This fantastic home provides ample space for easy retirement living, in a quiet yet highly convenient area. With exceptional transport links on its doorsteps, and fabulous walks, this property offers something for all.

Let's Take A Closer Look At The Area

Situated in the historic village of Slyne, neighbouring villages such as Bolton Le Sands and Hest Bank which hug the shores of Morecambe Bay. With a plethora of local amenities located in this vibrant village which include excellent public transport, a handy convenience shop, a busy community hall and eateries such as two well known pubs and a tea room. With access to the M6 motorway via junction 35, and the excellent Bay Gateway, this property is perfectly placed for commuters, with the market town of Carnforth providing access to a train station linking you to the West Coast Mainline.

Let's Step Outside

To the front of the property, a car park can be found founding parking for Arden place on a first come, first serve basis. Well maintained communal gardens can be found, providing the ideal place to sit out with a cuppa on a warm summers day. There is also plenty of space for drying garments and simply enjoying being a quiet community of likeminded individuals.

Services

The property is fitted with a gas central heating boiler and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Leasehold, held on a balance of 125 years from 1st January 1986. With a £35 per annum ground rent and an annual service charge of £1439.85, which covers building insurance, upkeep of communal areas and a lifeline link amongst other items. Title number: LA772582.

Council Tax

This home is Band B under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.

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











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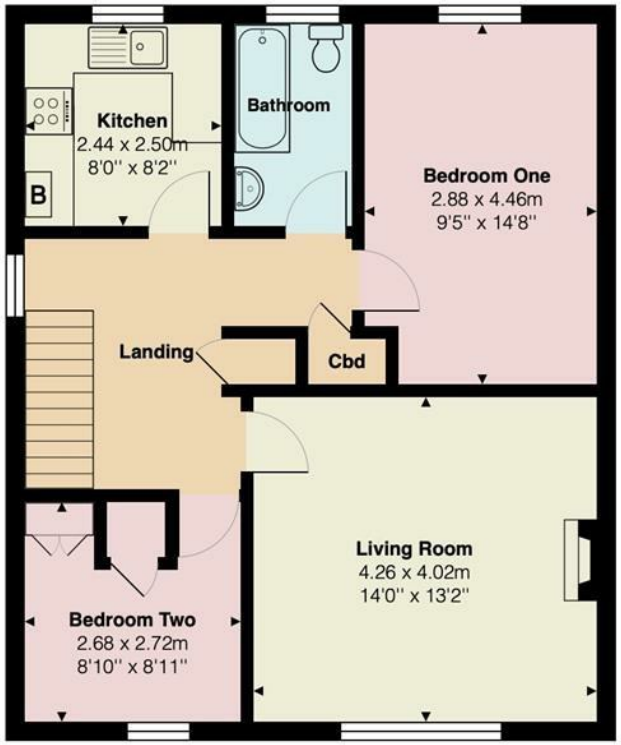
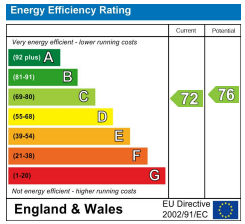


Total Area: 61.3 m² ... 660 ft²



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