



1 The Warehouse, Bridget Street,
Lancaster, LA1 1PQ

1 The Warehouse, Bridget Street, Lancaster

The property at a glance



- Two bedroom ground floor apartment
- Open plan living
- Modern fitted kitchen
- Modern bathroom
- Generous bedroom sizes
- Well presented lounge
- City Centre location
- Gas Central Heating

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£795 PCM

Get to know the property



Well presented modern two bedroom ground floor apartment in a great, City Centre location!

The property briefly comprises communal entrance to four properties leading to the private entrance, hallway and very bright and spacious open plan lounge with modern fitted kitchen, dining area and Juliette balcony. There are also two good size bedrooms and a modern fitted three piece bathroom suite.

Additional benefits include gas central heating, original sash windows, communal cellar and on street parking is available in the immediate vicinity through the Residents Parking Scheme operated by Lancaster City Council.

Situated in the heart of Lancaster City Centre this property is within walking distance of all amenities including the bus and the train station.



1 The Warehouse Bridget Street, Lancaster, Lancashire, LA1 1PQ

COMMUNAL ENTRANCE

Communal entrance leading to hallway with Intercom access. Private understairs storage cupboard providing ample storage space.

HALLWAY

Storage cupboard housing Worcester combination condensing boiler and plumbing for washing machine. Power points. Wall light points. Additional storage cupboard.

OPEN PLAN LIVING AREA

21'8" x 11'10" overall area

The main feature in this spacious and bright open plan living area is double doors that open out to a Juliette balcony with separate sash window. Five wall light points. Double panelled radiator. Power points.

KITCHEN AREA

Modern fitted kitchen with a range of base, drawer and wall units with under unit lighting, stainless steel sink and drainer unit and tiling and worksurfaces to complement. Integrated appliances including stainless steel gas hob with electric oven and extractor fan over and integrated fridge. Space for a dining table.

BATHROOM

7'0" x 5'6"

Three piece suite in white comprising low flush WC with concealed cistern intergrated into vanity wash basin and separate shower cubicle. Double panelled radiator. Recessed spotlights to ceiling. Floor covering. Storage cupboards and useful built in shelve units.

BEDROOM ONE

13'11" x 8'5"

Double bedroom with two windows with opaque shutters one to rear and one to side elevation. Power points. Wall light points. Single panelled radiator.

BEDROOM TWO

10'11" x 6'11"

Window to rear aspect with opaque shutters and deep sills. Wall light points and power points. Single panelled radiator.

CELLAR

Communal cellar housing gas, electric and water meters providing good storage space ideal for personal possessions such as bicycles.

ADDITIONAL INFORMATION

Parking is available in the immediate vacinity through the Residents Parking Scheme operated by Lancaster City Council.

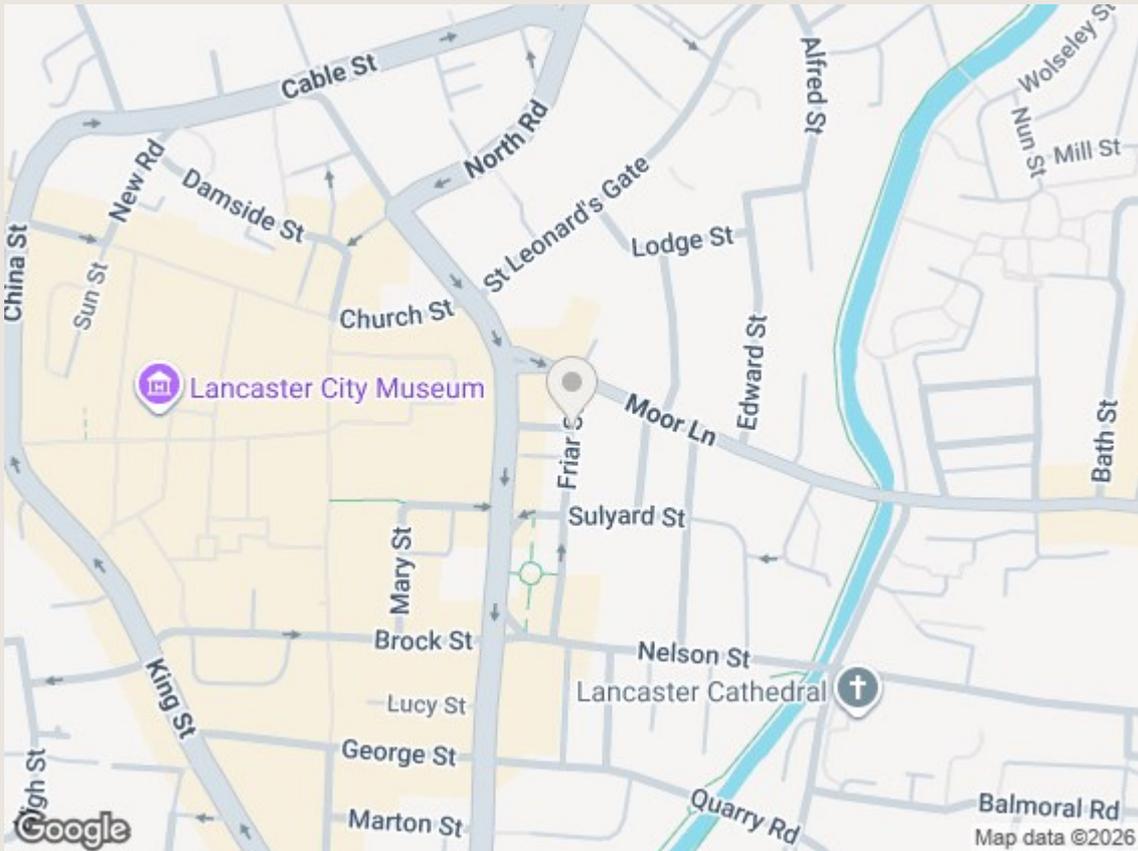
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		61	61
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		59	59
EU Directive 2002/91/EC			