



35, Lawrence Court, Binyon  
Road,  
Greaves, Lancaster, LA1  
4TW

35, Lawrence Court, Binyon Road, Greaves, Lancaster

## The property at a glance 2 1 1

- Ground Floor Over 55's Apartment
- Two Bedrooms
- Lounge/ Diner
- Shower Room
- Allocated Parking
- Communal Gardens
- Tenure: Leasehold
- Property Band: A
- EPC: C

**R&B**  
ESTATE AGENTS

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**£80,000**

# Get to know the property



Welcome to this charming ground floor flat located in the desirable area of Lawrence Court, Binyon Road, Greaves, Lancaster. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, couples, or those seeking a low-maintenance lifestyle.

Upon entering, you will find a spacious lounge/diner that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The well-appointed kitchen is conveniently situated, allowing for easy meal preparation and access to the living area.

The flat boasts two generously sized bedrooms, providing ample space for rest and relaxation. The bathroom is thoughtfully designed, catering to all your needs.

One of the standout features of this property is the allocated parking space, ensuring that you have a secure and convenient place for your vehicle.

Situated in a peaceful neighbourhood, this flat is within easy reach of local amenities, parks, and excellent transport links, making it a fantastic location for those who appreciate both tranquillity and accessibility.

In summary, this two-bedroom ground floor apartment in Lawrence Court is a wonderful opportunity for anyone looking to enjoy comfortable living in a sought-after area of Lancaster. Don't miss your chance to make this lovely flat your new home.

Further Information: -

- 20 years left on the lease.
- Monthly service charge of £109.00
- Boiler serviced every 6 months as part of the charge.
- Grounds maintained once a month.
- Bags delivered for rubbish.
- Property comes with a shed – used for storage or storing rubbish.
- Lighting around the street included in service charge.

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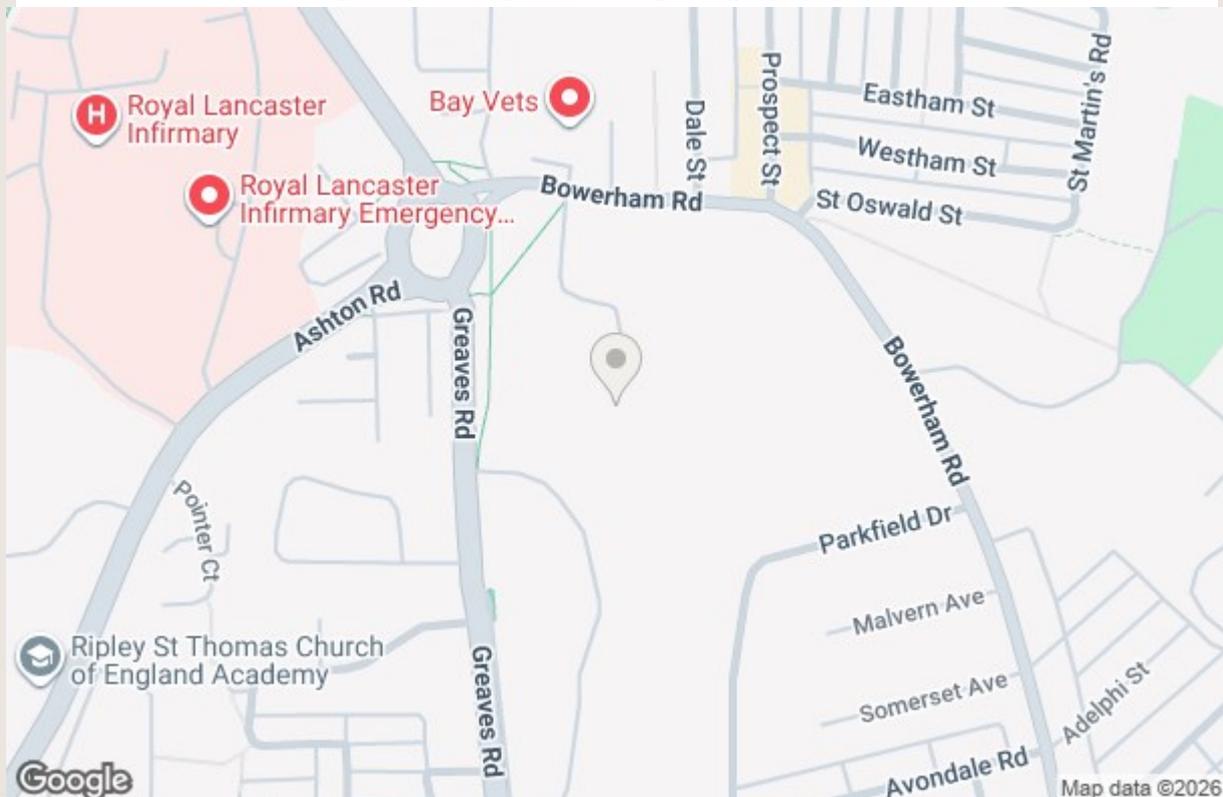
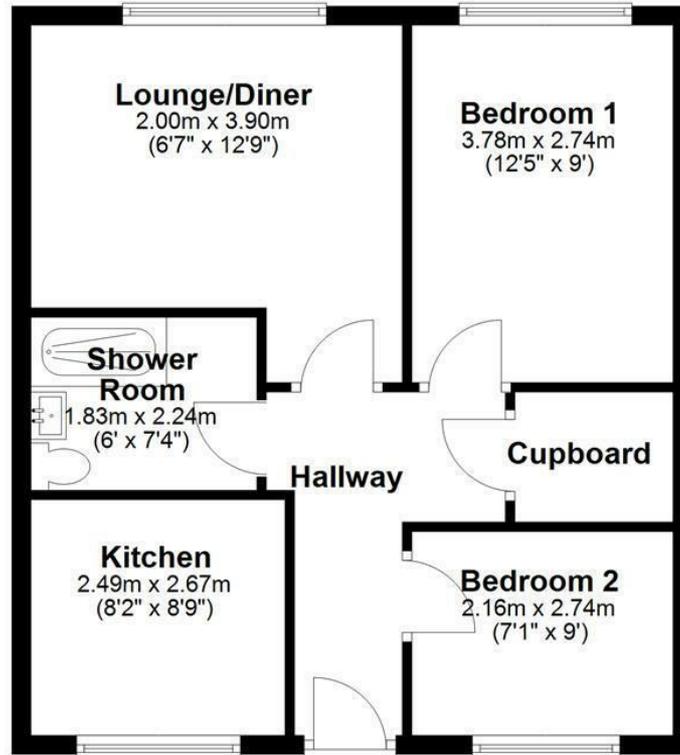
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# Take a nosey round

## Ground Floor



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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		73	76
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	