



12 Sun Street, Lancaster, LA1 1EW

Price £300,000



## The accommodation..

The accommodation is set over five floors with a useful basement (with over six feet depth) providing a great storage option at the very least. On the ground floor are two flowing reception rooms which lead to the stylish, newly fitted kitchen. The first floor hosts a master bedroom with ensuite and a second bathroom and the second floor comprises two further double bedrooms. The home is completed by usable and versatile boarded loft space, accessible by fitted staircase. Externally there is no garden as such which is in keeping with the lock up and leave nature of the home. Very handy off street parking is available however to the rear - a real plus for the location.

## Key features

The property retains character with decorative picture rails, original cupboards, window shutters and sash windows preserving the Georgian style. Each room has space and is tastefully appointed in keeping with the style and age of the home. It really is the perfect blend of new and old as the sleek, stylish upgrade to a residential home complements the period features well. There are views towards Lancaster Castle to the rear elevation and a CCTV system should it be required.

## The location

This must be one of the closest homes to Lancaster city centre. Situated on Sun Street close to the iconic Music Room and the popular Sun Hotel, you are replete with amenities including banks, shops, cafes and restaurants. The transport links are outstanding. Lancaster Bus Station is a two minute walk along New Road and the Train Station can be accessed quickly via Castle Hill. St Georges Quay and the imperious River Lune are also close by providing lovely summer walks with popular bars and restaurants on your doorstep.

## The history

The property was formerly a successful suite of offices, occupied by a psychologist on the ground floor and a successful surveyors office upstairs. We believe it to date back to the 1700s.

## Services

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

## Tenure

The property is freehold with title number LA917796.

## Council Tax

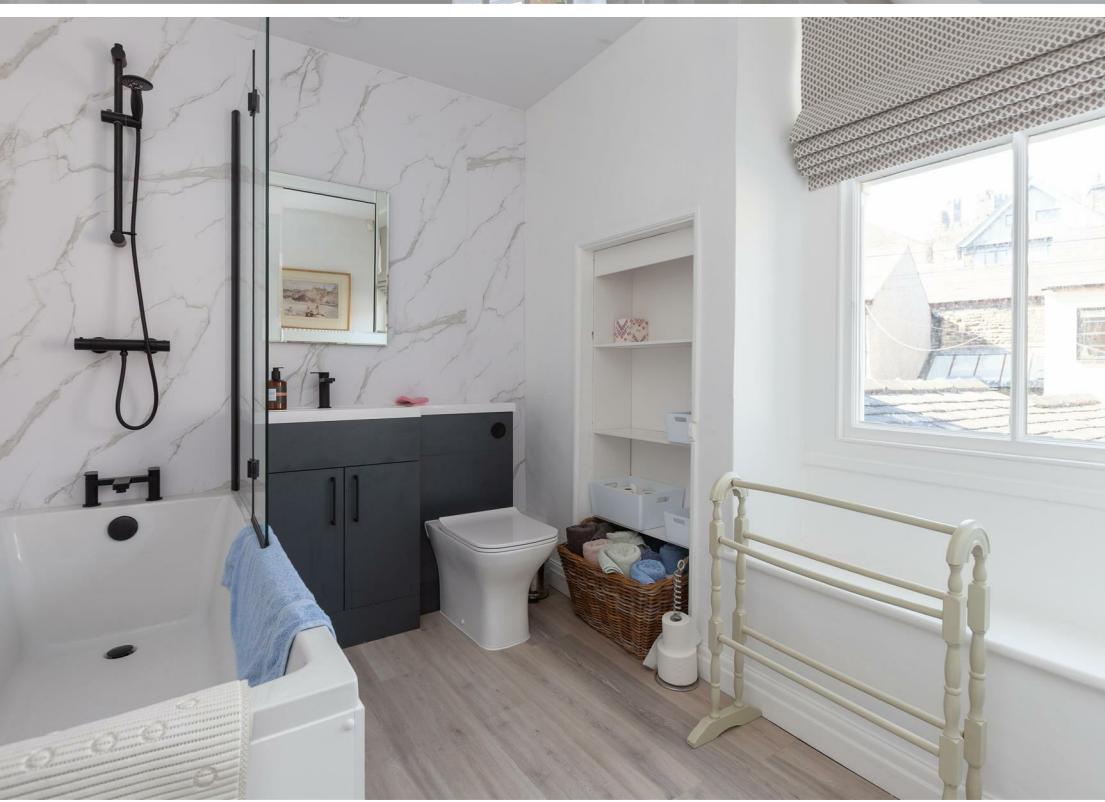
With Lancaster City Council - rating to be determined.

## Viewings

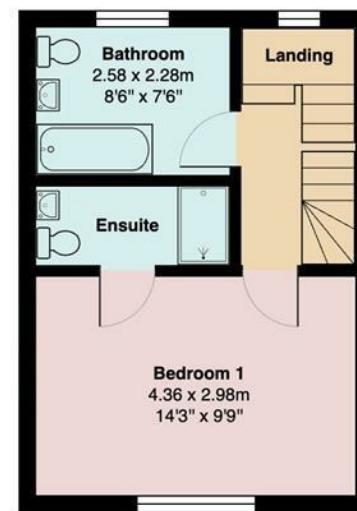
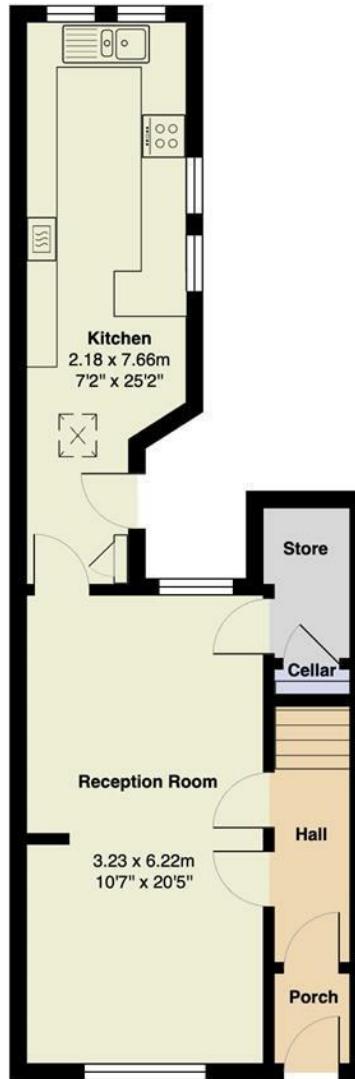
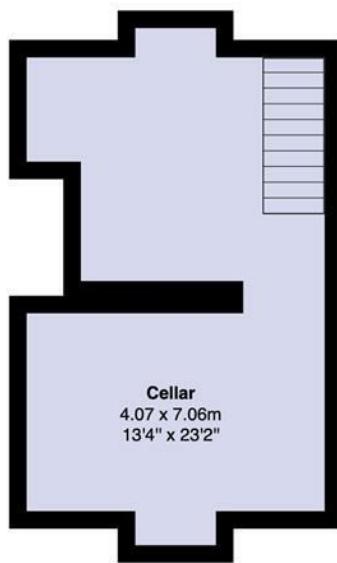
Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

The EPC will be available on the online portal and our various websites. Ask the office if further information is required.







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Email: [info@houseclub.co.uk](mailto:info@houseclub.co.uk)

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