





The Accommodation

Upon entering the apartment you meet a welcoming entrance hallway which leads into a very handy boiler room where the consumer unit is also situated. There is a contemporary family bathroom and two tastefully appointed double bedrooms, the master of which has ensuite. Finally the spacious, sleek and stylish open plan lounge/kitchen which opens on to a balcony which affords views to Lancaster Castle and The Priory over the top of the River Lune.

The Location

The location is extremely convenient, with the vibrant city centre just a short walk away. Situated on Caton Road on the approach to the city from the M6, residents can enjoy easy access to a variety of shops, restaurants, and the cultural attractions that Lancaster has to offer. Junction 34 of the M6 is a short drive away meaning the Bay Gateway Heysham link road is also close by for those who need access north for work.

Additional Features

One of the standout features of this property is its secure underground parking, providing peace of mind for those with a car. Additionally, the on-site concierge service, available Monday to Friday via the management company, adds an extra layer of convenience, making daily life that much easier. There are two bin stores, a bike store and a dedicated caretaker to look after the developments maintenance needs on an ad hoc basis. The block also has lift access and two different entrance doors. The apartment also has a self-contained ventilation system that draws fresh air from the internal atrium 24 hours per day. The external windows have sound reducing glass with no trickle vents and the building has a CCTV system installed.

The property is also to be sold as seen with full furniture incorporated.

The Kitchen

Incorporated into the lovely lounge, the kitchen mixes a range of ceiling spot lighting and light points and a stylish fitted kitchen with wall and base units with a one and a half bowl sink and drawer, an electric oven and hob with an overhead extractor, and plumbing for a dishwasher.

Further information

The property is available with no chain and full vacant possession.

Services

The property is serviced with electricity and mains water and drainage.

Tenure

The property is leasehold on a 125 year lease from 2007. The ground rent is £297.33 per annum and the service charges are £180.12 per month.

Council Tax

Band B via Lancaster City Council.

Viewings

Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate

Available online or via contact with our estate agency office.







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	75
EU Directive 2002/91/EC		

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