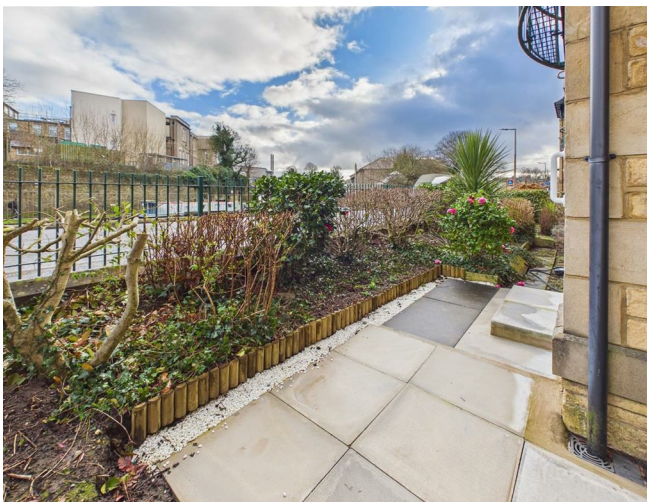


10, Spinners Court, Lancaster, LA1 1RY



£85,000



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

Spinners Court is widely regarded as one of the best-located over 55's developments in Lancaster, just a short stroll from the city centre and its excellent range of shops, cafés and amenities.

This well-presented modern apartment enjoys delightful views over the canal from the lounge, kitchen, and bedroom, views that can also be appreciated from the private patio area outside, a peaceful spot to sit and watch the water. A brand-new walk-in shower has recently been installed, adding a fresh and practical touch to the bathroom.

The accommodation comprises an entrance via a secure communal hall, a bright lounge/diner, fitted kitchen, spacious double bedroom, bathroom with the new walk-in shower and a generous storage cupboard.

The development itself offers a warm and welcoming community feel, with the added benefits of a residents' lounge, laundry room, lift access to all floors, and beautifully maintained communal gardens. There is also communal parking for residents and guests, along with a visitor suite available to hire for overnight stays.

Offered with no onward chain, this is a fantastic opportunity to enjoy comfortable, low-maintenance living in an unbeatable canal-side location.

Entrance Hallway

Carpeted, alarm system, spacious storage cupboard housing water cylinder and meters.

Lounge/Diner



Carpeted, electric storage heater, electric fireplace, large storage cupboard, door out to private patio overlooking the canal.

Kitchen



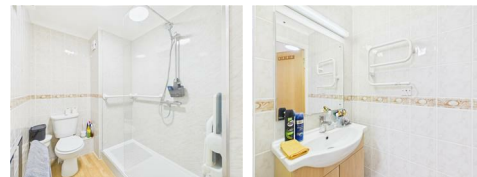
Double-glazed window with views over the canal, a range of matching wall and base units, space for fridge and freezer, stainless steel sink, four plate electric hob and extractor hood, waist high electric oven, laminate flooring, extractor fan, emergency pull cord.

Bedroom



Double glazed window to front with views over the canal, range of fitted wardrobes, electric storage heater, carpeted flooring, emergency pull cord.

Bathroom



Vinyl flooring, walk in thermostatic shower with shower chair, assistance button, vanity unit with inset wash hand basin, electric wall fan heater, heated towel rail, extractor fan, fully tiled, W.C.

Outside



Useful Information

Tenure - Leasehold
Council Tax Band (B) - £1,841.18
Over 55's development
Resident-only car park with visitor parking

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(41-47) F			(41-47) F		
(35-39) G			(35-39) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

