





The accommodation

This superb home was originally part of the Redrow Abode collection which incorporated a very Scandinavian style into a very popular quayside location. The ground floor which is accessible via an entrance porch/hall is open plan. The stunning kitchen blends perfectly into the living space giving a real feel of a family hub whilst not losing any of the space available. The ground floor is completed by a handy WC facility and there is underfloor heating throughout. The first floor has radiators as normal powered by Hive and installed professionally by British Gas. There are three well proportioned bedrooms including an ensuite to the master, as well as a stylish and contemporary bathroom which is recently installed and with a shower over bath. The accommodation is in brilliant decorative order and is sure to appeal to those looking for easy, low maintenance living and a high quality finish.

Improvements by the current owners.

Since purchase in 2022 the current owners have renovated the family bathroom by converting it into a shower over a modern bath. They have added the very popular Hive Smart Heating. They have professional installed and boarded the attic space with lights. They have connected the garage to a dedicated consumer unit with sockets, lights and a premium 7kW EV car charger. They have also updated all of the doors to the property (garage door, back patio and front door) to a one-key high security system

Let's look outside

The property sits on a healthy, extended plot with a driveway providing off road parking for several vehicles along with a large single garage. There are easily maintainable front and back gardens accessed from driveway with an outdoor water tap.

The location

This great family home is set just off Lancaster's iconic St. Georges Quay and is a short walk therefore to the city centre as well as the train station and bus station. A bustling city centre, Lancaster boasts a wealth of high street shops, restaurants, bars and supermarkets which are all within easy reach, as well as highly regarded schools, the Royal Infirmary and the handy West Coast mainline railway station. For

commuters, local buses provide regular travel in and around the city including routes to the universities of Lancaster & Cumbria, and further afield, junction 34 of the M6 motorway lies just over two miles away and can be reached without having to navigate too much of Lancaster's one way system.

Services

The property has gas central heating, electricity and mains water and drainage. There is underfloor heating throughout the entire downstairs area including WC with normal radiators on the first floor. The HIVE system covers upstairs and was installed by British Gas. The property also has access to high speed fibre optic for those looking to work from home.

Tenure

The property is Leasehold with a title number of LAN203716 with a ground rent of £200 per annum. An additional estate charge of approximately £62 is collected every six months for the site upkeep and maintenance.

Council Tax

Band D via Lancaster City Council.

Viewings

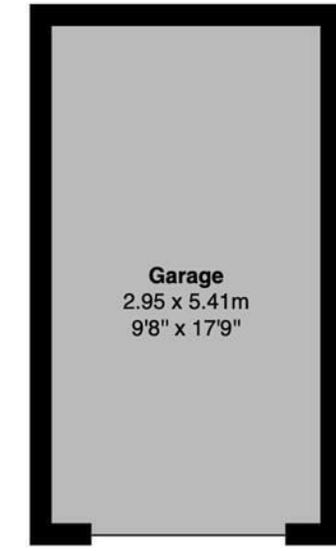
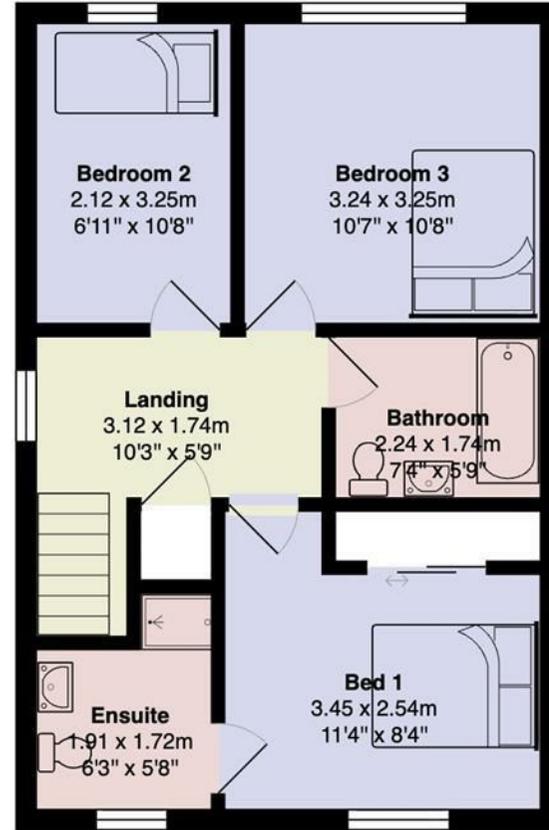
Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate.

A very strong B rating. A copy is available online or by contacting our sales office.







Total Area: 109.2 m² ... 1176 ft²
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Possible
92 plus	A		93
81-91	B	83	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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