



**2 Bed
Apartment
located in**

Jennings
estate agents

**5 The Roundhouse Nelson
Street
Lancaster
LA1 1AF**



Communal Entrance

Intercom and key-less entry system. Stairs and lift to all levels.

First Floor

Entrance Hallway

Storage heater. Walk-in storage cupboard, housing the hot water system. Downlights.

Lounge

12'7" x 10'5"

Laminate flooring and storage heater. Double glazed uPVC windows and uPVC door leading to the balcony. Open plan to-

Kitchen

7'2" x 10'3"

Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a stainless steel sink unit and breakfast bar. Electric oven, four ring electric hob and stainless steel extractor fan. Integrated dishwasher and washing machine. Space for a fridge freezer. Tiled flooring and downlights.

Master Bedroom

10'4" x 15'1"

Two uPVC double glazed windows to the rear aspect. Laminate flooring and storage heater. Door leading to-

Ensuite

Modern three piece shower room comprising; double shower cubicle, wash hand basin and low WC. Heated towel rail. Downlights.

Bedroom Two

11'4" x 8'3"

Double glazed uPVC window to the rear. Storage heater.

Bathroom

Modern three piece suite comprising; bath, wash hand basin and low level WC. Heated towel rail. Downlights.

Asking price £155,000

We are privileged to offer for sale, this two bedroom first floor apartment. Located near Dalton Square, and only a short walk into the City of Lancaster.

The apartment offers a balcony, leading from the lounge, and an allocated parking space, with secure electric gates.

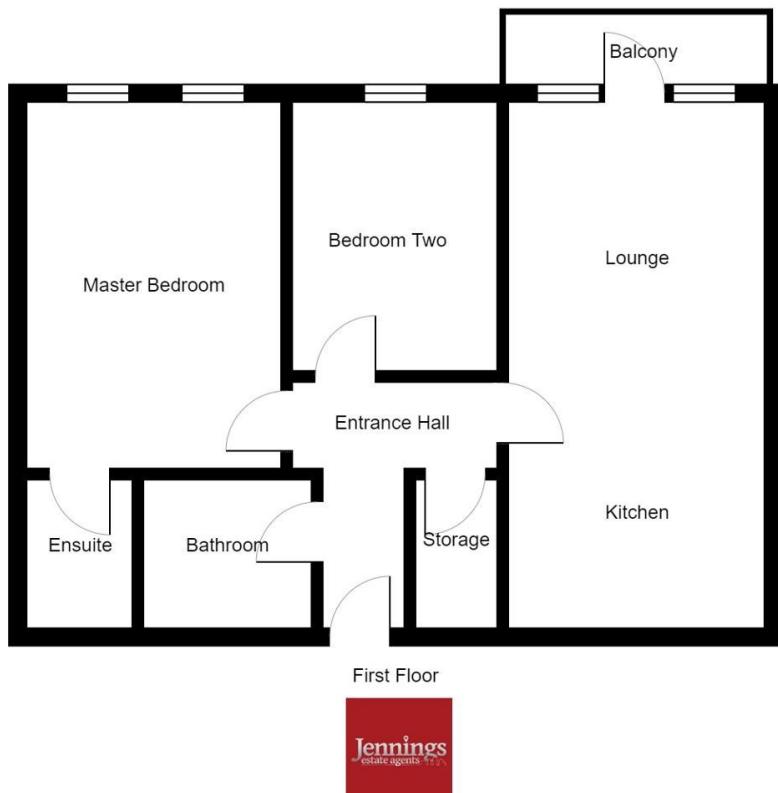
The apartment features; communal entrance and lift leading to the first floor. Spacious entrance hallway and storage cupboard. Open plan lounge to the kitchen, plus uPVC door leading to the balcony. Large master bedroom with an en-suite shower room. Good sized second bedroom and a large modern three piece bathroom suite.

Secure gated access to the side leading to the allocated parking space.

Viewings are highly recommended, so please contact the office for further details, and to book an appointment to view this magnificent property.



The Roundhouse, Lancaster



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

EPC Rating: C

Council Tax Band: B

DIRECTIONS

CONTACT

50 North Road
Lancaster
LA1 1LT

E: office@jeagent.com

T: 01524 926007

jeagent.com

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