

## Apartment 1, Millennium Heights Lune Street,



**£80,000**

Welcome to Millennium Heights, a well-presented two-bedroom first floor apartment offering spacious open-plan living and views over the River Lune.

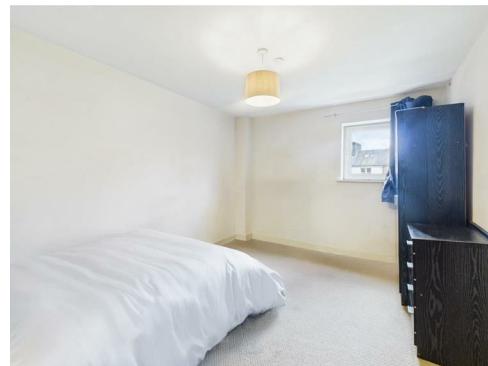
The property features a bright lounge and kitchen area with patio doors opening onto a Juliet balcony, two good-sized bedrooms and a modern bathroom.

Located in a popular riverside development, this apartment is just a short walk from Lancaster city centre, making it a very convenient area for shops, transport links and local amenities.

#### Entrance Hallway

Carpeted flooring, an electric heater, a storage cupboard and a boiler cupboard.

#### Bedroom One



A double bedroom with carpeted flooring, an electric heater and a double-glazed window.

#### Bedroom Two



A second double bedroom, fully carpeted, with an electric heater and a double-glazed window.

#### Bathroom



Vinyl flooring, a bath with an overhead shower, a WC, wash hand basin and a wall-mounted storage cabinet.

#### Kitchen/Living Room



An open-plan living space featuring patio doors leading to a Juliet balcony with views of the River Lune. The room benefits from a mix of carpet and laminate flooring, two electric heaters, and an electric fireplace. The kitchen area includes matching wall and base units, an

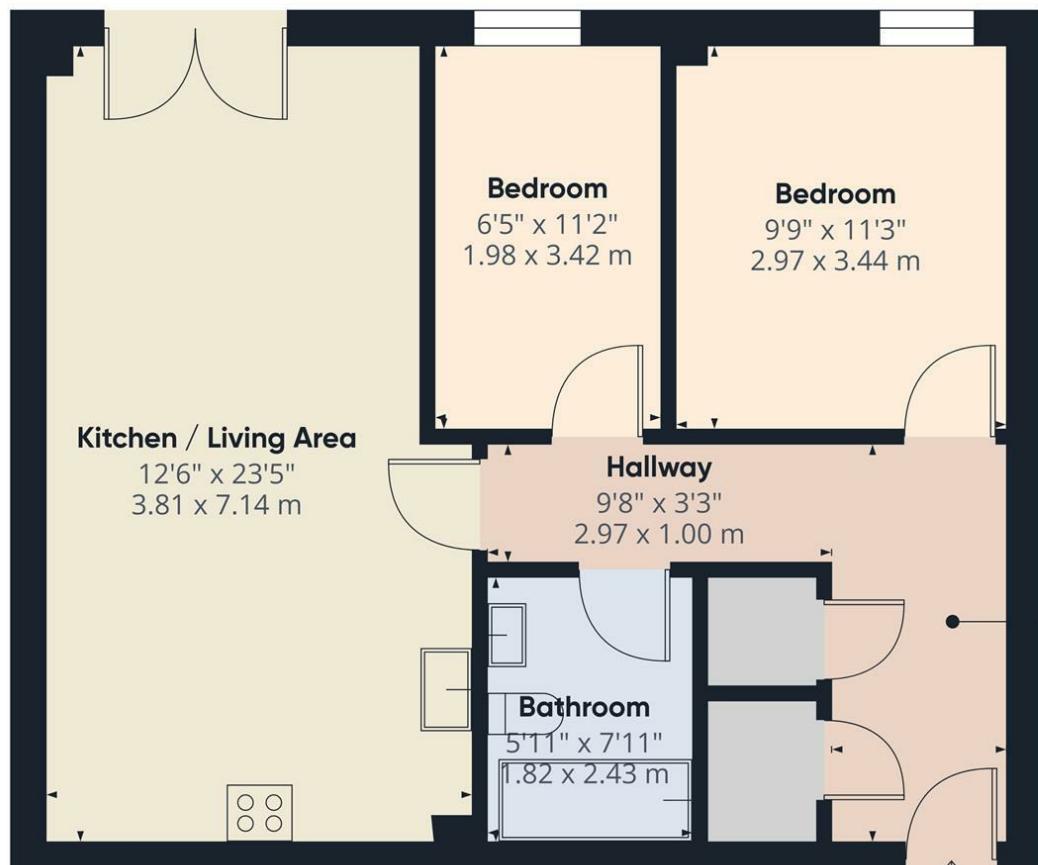
electric hob and oven, and space for a fridge freezer and washing machine.

#### Useful Information

Tenure Leasehold 999 Years  
Council Tax Band (B) - £1,841.18  
Service charge £250 per calendar month

Management Company: - Homestead Management Company. (Including buildings insurance, cleaning, maintenance, and decorating of communal areas. Lift servicing.)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



Approximate total area<sup>(1)</sup>

626.46 ft<sup>2</sup>

58.2 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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