

HOUSECLUB
ESTATE AGENCY

Flat 17, Keerford View 152 Lancaster Road, Carnforth, LA5 9EE

£110,000









Inside The Home

Entered via a Communal Entrance, this provides access to an inviting residents lounge, offering a wonderful social hub and hosting a variety of in-house events, including regular coffee mornings organised by both the House Manager and fellow residents. Ideal for those seeking a sociable and welcoming community without the need to venture far from home, this is a fantastic additional space to enjoy. The House Manager's office is conveniently positioned directly opposite, where residents can enjoy added peace of mind knowing the building benefits from secure access, with entry for visitors controlled by residents or the House Manager. A lift provides convenient access to the second floor, where this particular apartment is quietly positioned at the rear of the building.

Upon entering, you are welcomed into a spacious Entrance Hall, leading through to a generous open-plan Living Dining room. Beautifully light and airy, this impressive reception space benefits from UPVC double-glazed French doors, enjoying an attractive open outlook towards Warton Crag. An electric fireplace provides an attractive focal point, whilst the room offers ample space for both comfortable lounge furniture and a sizeable dining table, making it an ideal space for relaxing or entertaining.

The Kitchen is conveniently positioned just off the living area and is fitted with a range of wall and base units, complemented by work surfaces providing excellent storage and preparation space. Integrated appliances include a four-ring induction hob with extractor above, a high-level oven and an integrated fridge freezer.

Returning to the Entrance Hall, access can be found to a generously proportioned Bedroom, beautifully illuminated by a large UPVC double glazed window which allows plenty of natural light to flood the room. A particularly useful feature is the Walk-in Wardrobe, providing excellent additional storage.

The accommodation is completed by a spacious Shower Room, fitted with a large walk-in shower, together with a separate Utility Room offering plumbing for a washing machine. Storage is a particularly appealing feature throughout this apartment, with thoughtfully incorporated spaces adding to the overall practicality of the home.

Quietly positioned at the end of the building, the apartment enjoys an attractive outlook across the surrounding rooftops, offering a pleasant sense of privacy. Offered to the market with No Chain, this is an excellent opportunity to acquire a well-appointed apartment within a welcoming and sociable development.

Let's Take A Closer Look At The Area

Situated in the popular market town of Carnforth, the property enjoys convenient access to a wide range of local amenities, including a choice of shops, three supermarkets, cafés and restaurants. The town also benefits from two local doctors and two dental practices, while the surrounding countryside offers an abundance of opportunities for walking and enjoying the great outdoors. Carnforth railway station is particularly convenient, offering regular services and connections to the West Coast Main Line, whilst the M6 motorway is just a short drive away, providing excellent links north and south.

Let's Step Outside

Surrounding this purpose built complex, communal gardens can be found, wrapping around this proud yet discreet building. With viewing areas including a purpose built Pergola on the edge of Carnforth Cricket Club, sit back from the comfort of your own home and watch a game unfold in front of you. For those looking to enjoy a garden but don’t want the hassle of the upkeep – that’s already taken care of. Simply sit back and relax having peace of mind that all the hard work is done for you. Allocated parking for 1 car is included, as well as guest parking to the front. For those who dont drive, a bus stop is located directly outside the complex providing easy access to local transport links.

Services

The property is fitted with an electric heating system and has mains electric, mains water and mains drainage.

Tenure

Leasehold – Held on a balance of 999 from and including 1 June 2017. There is a monthly service charge of approximately £270 per calendar month and a half early ground rent fee of approximately £218. The service charges include the house manager, water rates, 24-hour emergency call system, heating and maintenance of all communal areas including exterior property maintenance, window cleaning and gardening.

Council Tax

This home is Band B under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

Band B. For more information, please see online or contact our office.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase



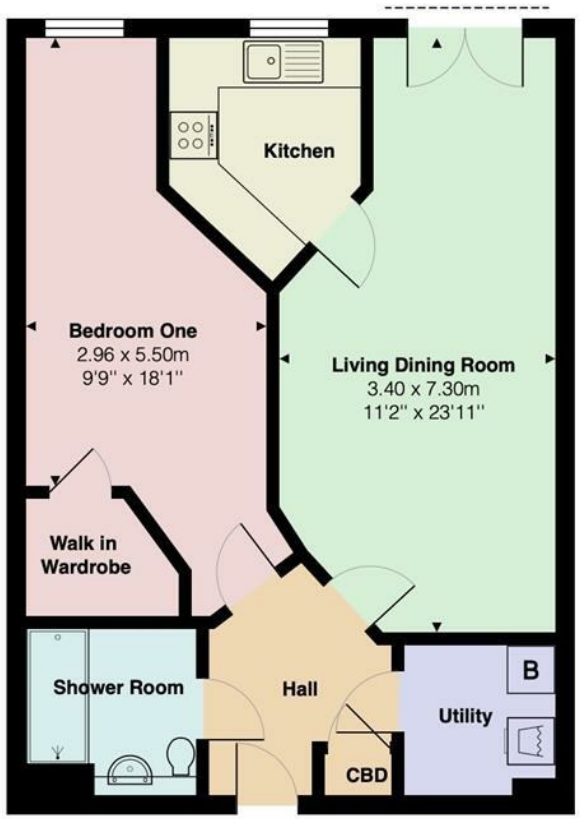




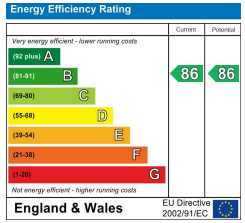




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Total Area: 60.6 m² ... 653 ft²



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