



Unit 57, Chapel Lane,  
Galgate, Lancaster, LA2 0PR

Unit 57, Chapel Lane, Galgate, Lancaster

## The property at a glance



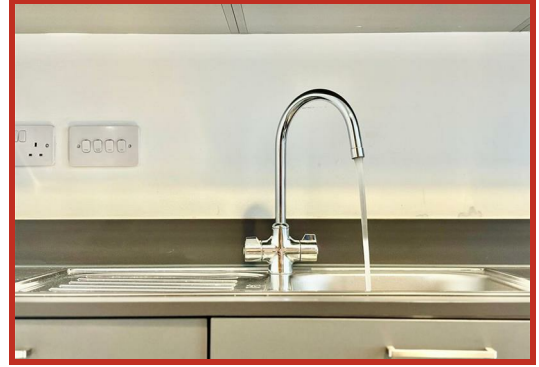
- Studio Apartment
- Open Plan Living / Kitchen / Bedroom
- Communal Games Room, Gym, Bike Store and Laundry Room
- Three Piece Shower Room
- Ideal Investment Opportunity
- Tenure: Leasehold
- Council Tax Band: A
- EPC Rating: TBC

**R&B**  
ESTATE AGENTS

GET IN TOUCH TODAY  
01524 889000  
lancaster@rbestateagents.co.uk  
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**£85,000**

# Get to know the property



R&B Estate Agents are delighted to introduce this excellent opportunity to purchase a one bedroomed studio apartment within the refurbished Silk Mill in Galgate to the market. Situated within the well sought after area of Galgate, within close proximity to Lancaster university, commuter routes and local amenities, this property is well suited for investors and internally comprises briefly:

Entrance through to the open plan living / kitchen / bedroom space with a door to storage and the three piece shower room.

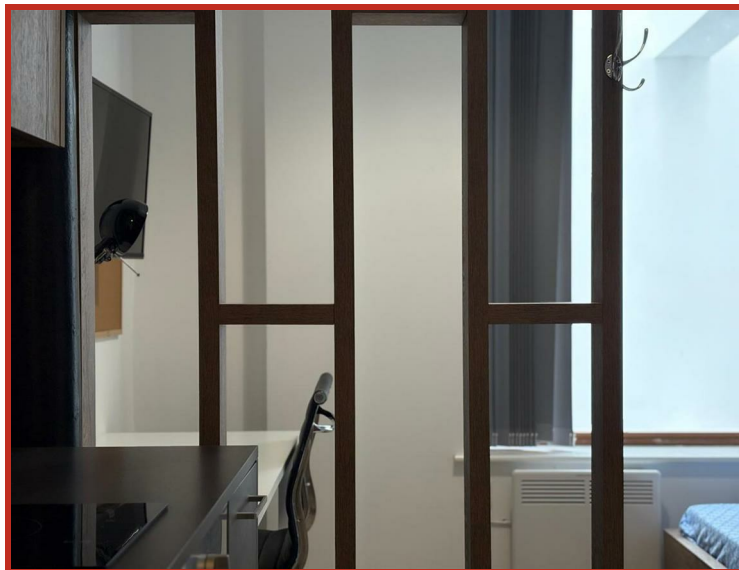
This property offers communal spaces including a games room, gym, bike store and a laundry room.

Viewings are essential, for further information, please call the team on 01524 889000.

Open Plan Living Kitchen Bedroom - 4.65 x 3.49 (15'3" x 11'5") -

Shower Room - 2.4 x 1.29 (7'10" x 4'2") -

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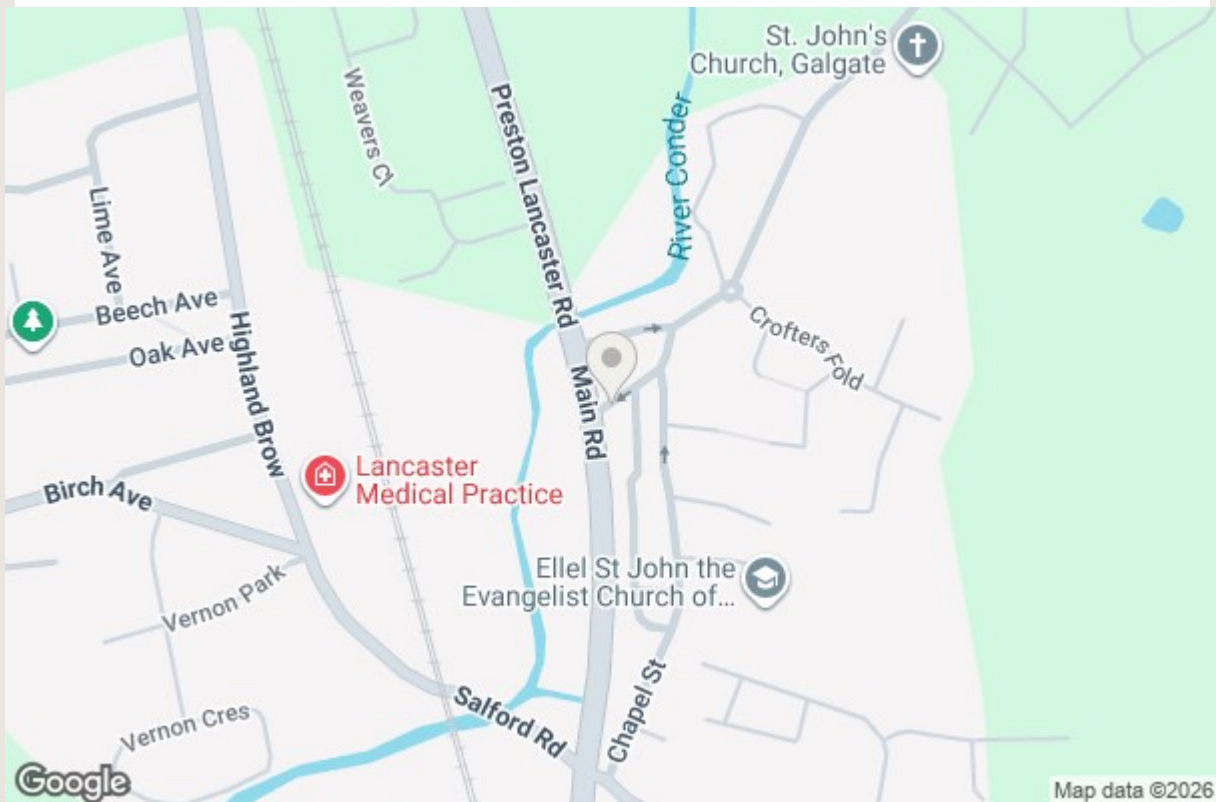
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# Take a nosey round

## Ground Floor



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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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