





### **Inside The Home**

Accessed via a communal Entrance, this leads into a welcoming Communal Hall, with stair access leading to the second floor landing. This beautiful home has a welcoming Entrance Hall, fitted with a handy built in storage cupboard and proceeds into a generous Living Dining Room, with a Juliette balcony providing rooftop views across the Lancaster skyline. With open access to a small but perfectly formed Kitchen, this area is fitted with a range of wall and base units and has fitted appliances which include a four ring gas hob, with cooker below and extractor hood above, as well as plumbing for a washing machine and space for a fridge freezer.

A generous double Bedroom can also be found, as well as a beautifully fitted three piece bathroom suite with complementary tiling. This generous apartment is offered to the market with No Chain, and is perfect for a range of buyers including first timers, those looking to downsize or investor alike.

### **Let's Take A Closer Look At The Area**

Located in a central and convenient area of Lancaster, just off Dalton Square, this beautiful home is a stones throw away from the historic city centre. With a plethora of local amenities including both independent and national shops, museums, pubs and eateries with iconic locations such as Williamsons Park on the doorstep. With local bus transport providing access in and around the city, the West Coast mainline train station of Lancaster an approximate 15 minutes walk and the M6 motorway is approximately a 5 minute drive away, there is something for everything in this handy property.

### **Let's Step Outside**

Access from internal courtyard and also from Friar Street, this superb home comes with two resident parking permits for nearby streets providing well needed parking, with courtyard gardens to the front and communal bins.

### **Services**

The property is fitted with a modern gas central heating boiler, and benefits from mains electric, mains gas, mains water and mains drainage.

### **Tenure**

The property is Leasehold - Held on the balance of a 999 year lease from 1st January 1996. Subject to a service charge of £120.67 per month and no ground rent. Title number: LA787115.

### **Council Tax**

This home is Band A under Lancaster City Council.

### **Viewings**

Strictly by appointment via Houseclub Estate Agency.

### **Energy Performance Certificate**

View online or for more information contact our office for details.







Total Area: 44.0 m<sup>2</sup> ... 473 ft<sup>2</sup>

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	74
(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			

England & Wales EU Directive 2002/91/EC

# Your Award Winning Houseclub

