



**2 Bed
Apartment
located in**

Jennings
estate agents

**Brunton House Scotforth
Road
Lancaster
LA1 4TU**



Communal Entrance

Secure entrance doorway and well presented foyer, with stairs leading to the apartments.

Entrance Hallway

Laminate flooring, intercom system and radiator.

Lounge

13'1" x 13'8"

Double glazed uPVC window to the front aspect. Double radiator. Laminate flooring.

Kitchen

5'10" x 10'7"

Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a stainless steel sink unit. Free standing cooker, with five ring hob and extractor fan. Space for a fridge freezer. Double glazed uPVC window to the rear aspect. Door leading to-

Balcony

8'10" x 7'4"

Sheltered balcony, with breath-taking views overlooking Lancaster and towards Morecambe Bay.

Master Bedroom

10'4" x 10'2"

Double glazed uPVC window to the front aspect. Radiator.

Bedroom Two

10'6" x 9'12"

Double glazed uPVC window to the front aspect. Radiator.

Bathroom

Three piece bathroom suite comprising: bath with overhead shower, wash hand basin and low level WC. Heated towel rail. Double glazed uPVC window to the side aspect. Space for a washing machine. Tiled flooring and down lights.

Asking price £160,000

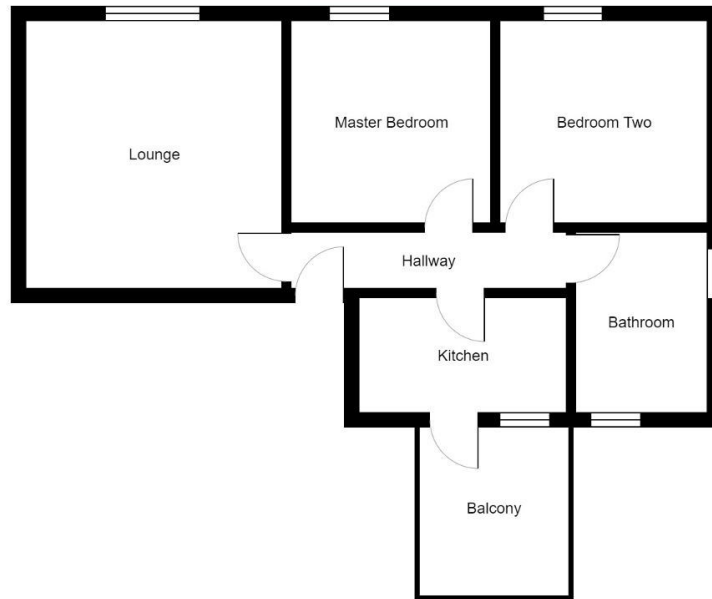
Jennings Estate Agents are delighted to bring to the market, this period conversion apartment. Located within the popular residential area of Lancaster. The apartment offers spacious accommodation throughout, and a balcony, with views overlooking Lancaster and towards Morecambe. The apartment is current rented for £1000 per calendar month, and generating a yield of 7.2%.

The property features; communal entrance with a secure intercom system. Entrance hallway, large main reception room and fitted kitchen. Sheltered balcony with a wonderful views. Two double bedrooms, and a modern fitted three piece bathroom suite.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on office@jeagent.com



Brunton House, Scotforth Road, Lancaster, LA1 4TU



Second Floor

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	63	68	
(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: D
Council Tax Band: B

DIRECTIONS

CONTACT

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