



20 Harrier Court, Fenton
Street, Lancaster, LA1 1AE

20 Harrier Court, Fenton Street, Lancaster

The property at a glance



- Neutrally Presented First Floor Apartment
- One Double Bedroom
- Spacious Lounge Area & Fitted Kitchen
- Three Piece Bathroom Suite
- Double Glazing & Gas Central Heating
- Prime City Centre Location

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£750 PCM

Get to know the property

Neutrally presented, one bedroom, first floor apartment in the heart of Lancaster City Centre.

The property offers a spacious open plan living space with lounge area with shelving units and coffee table and a fitted kitchen with a range of wall and base units, integrated oven, hob, extractor hood and fridge freezer*.

The master bedroom is a generous double room and the three piece bathroom suite comprising panelled bath with overhead shower, low flush WC and wash hand basin.

Additional benefits to the property include gas central heating, sash style double glazed windows and a telephone entry system.

Situated in Lancaster's historic City Centre, the property is in a sought after area, close to all local amenities including shops, restaurants, schools, library and post office. Nearby transport links include Lancaster train station, bus station and bus routes plus the M6 motorway also within easy reach.

*gifted

Entrance

Via timber door

Hallway

Security phone, consumer unit. Radiator and thermostat. Ceiling light, telephone and power points.

Open Plan Lounge/Kitchen

23'01 x 10 (overall)

Lounge -Two Georgian style windows looking towards Dallas Road. Open plan to kitchen.

Radiator, television and telephone points. Ceiling light and power points.

Kitchen - A range of wall, drawer and base units in beech effect. Stainless steel sink and drainer unit, integrated four ring gas hob and electric oven in chrome, over head extractor fan. Part tiled splash back in white. Integrated washing machine. Freestanding fridge freezer.

Bedroom

12'09 x 8'02

Georgian style window to rear of the building. Television and telephone points. Ceiling light and power points. Radiator.

Bathroom

6'09 x 6'03

Three piece suite in white comprising, panelled bath with over head shower, glass shower screen, low flush WC, pedestal hand wash basin. Part tiled walls to complement, shaver point, ceiling light point and radiator.

Storage Cupboard

3 x 3'04

Housing combi boiler, ceiling light point.

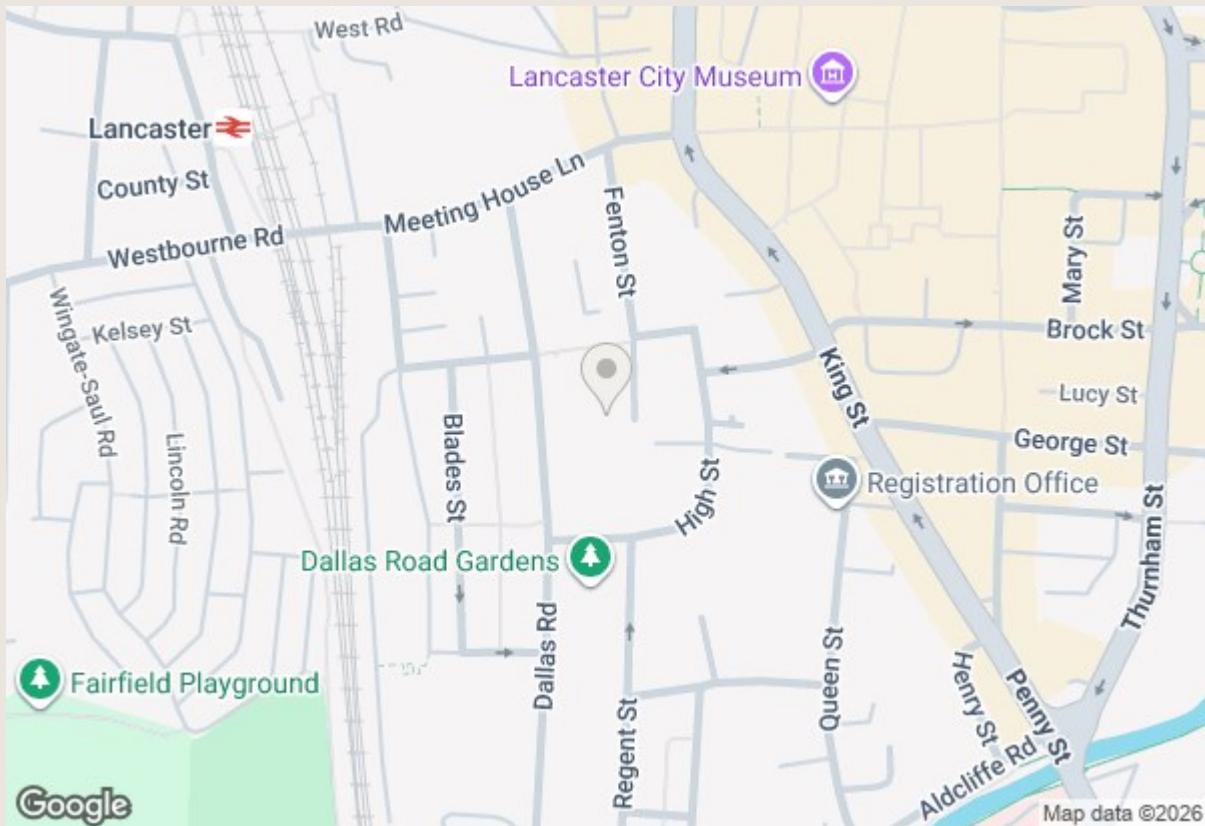


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	80	82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			