



**R&B**  
ESTATE AGENTS

3B Laurel Bank, Lancaster, LA1  
5LN

3B, Laurel Bank, Lancaster

## The property at a glance

- Grade 2 listed building
- Conservation area
- Beautiful original features
- Lovely low maintenance garden
- Well proportioned rooms
- Shared storage space
- Designated parking space
- EPC: D
- Tenure: Leasehold - Service Charge £122.25 pcm and currently under review
- Council tax: A

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**£230,000**

# Get to know the property



Welcome to this stunning Grade II listed apartment located in the charming area of Laurel Bank, Lancaster. This delightful one-bedroom property boasts a wealth of original features, including beautiful open cast iron fireplaces that add character and warmth to the living space.

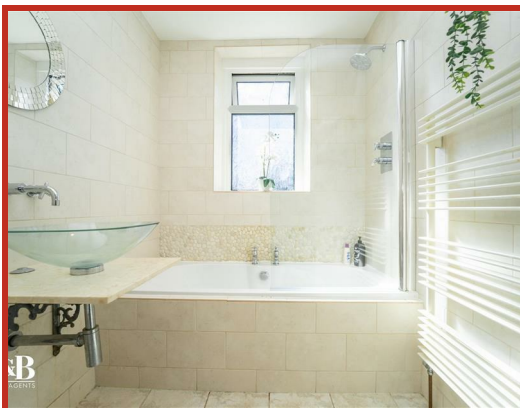
The apartment is generously sized, providing ample room for comfortable living. The low maintenance front garden offers a pleasant outdoor area, perfect for enjoying a morning coffee or an evening read. Additionally, the property comes with a designated parking space and a shared Asgard bike store in the garden.

Situated close to schools and local amenities, this apartment is ideal for those seeking a vibrant community atmosphere while still enjoying the tranquillity of home. Whether you are a first-time buyer or looking to downsize, this property presents a unique opportunity to own a piece of history in a modern setting.

Do not miss the chance to make this exceptional apartment your new home.

For further information, please contact the office at your earliest convenience.

\*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.





### Entrance Hall

Coving, wood door, oak flooring, doors lead to; reception room, kitchen and bedroom.

### Reception room

Wood single glazed window, wood single glazed bay window, gas central heating cast iron radiator, coving, ceiling rose, cast iron original open fireplace tile hearth and marble surround, solid oak floor.

### Kitchen

UPVC double glazed window, gas central heating cast iron radiator, original cast iron open fire, marble surround, tile back splash, panelled in frame wall and base units, granite worktop, hood extractor, four ring gas hob, electric oven, 1 1/2 composite sink with mixer tap, plumbing for washing machine, space for fridge/freezer, laminate floor, door leading to bathroom

### Bathroom

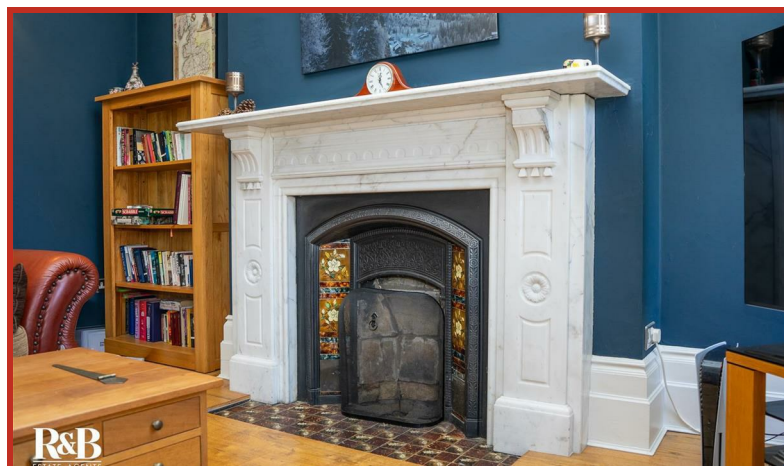
UPVC double glazed frosted window, 4x spot lights, loft access, tile walls, gas central heating radiator, dual flush w/c, glass bowl wash basin with wall mounted mixer tap, whirlpool bath tub tradition taps with overhead shower including wall mounted mixer tap, tile floor, concealed combination boiler.

### Bedroom

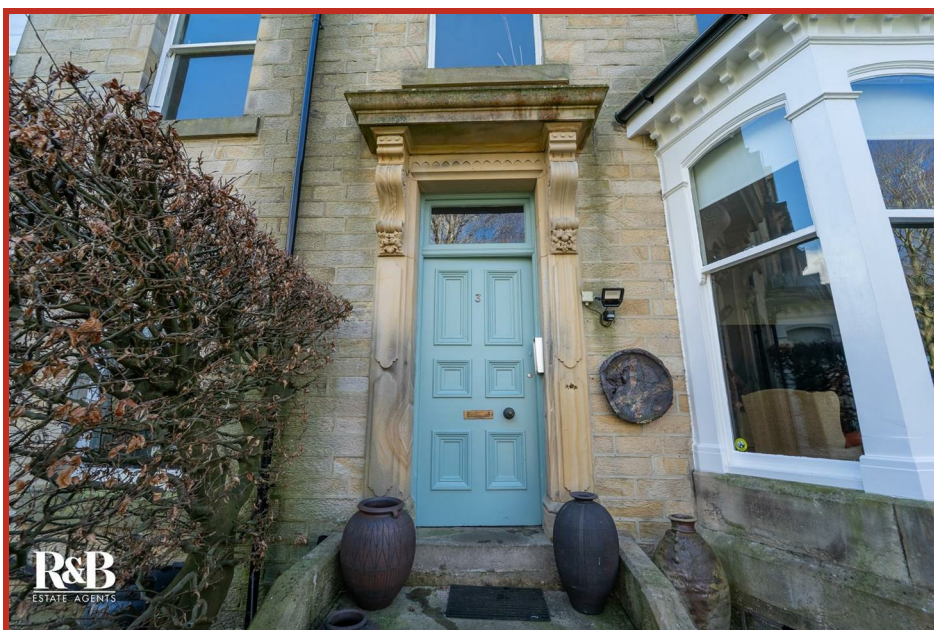
3x UPVC double glazed windows, gas central heating cast iron radiator, coving, picture rail, original cast iron open fire tile hearth and marble surround.

### Front

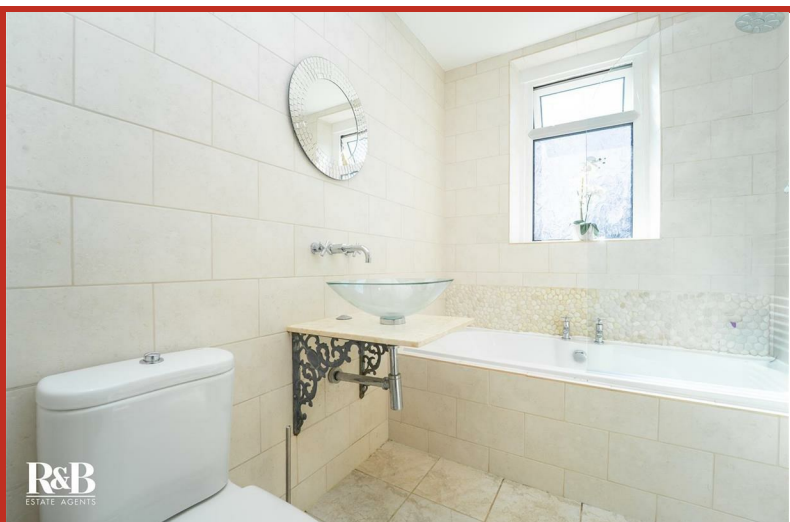
Paving, mature shrubs, stones



3B Laurel Bank, Lancaster,  
LA1 5LN



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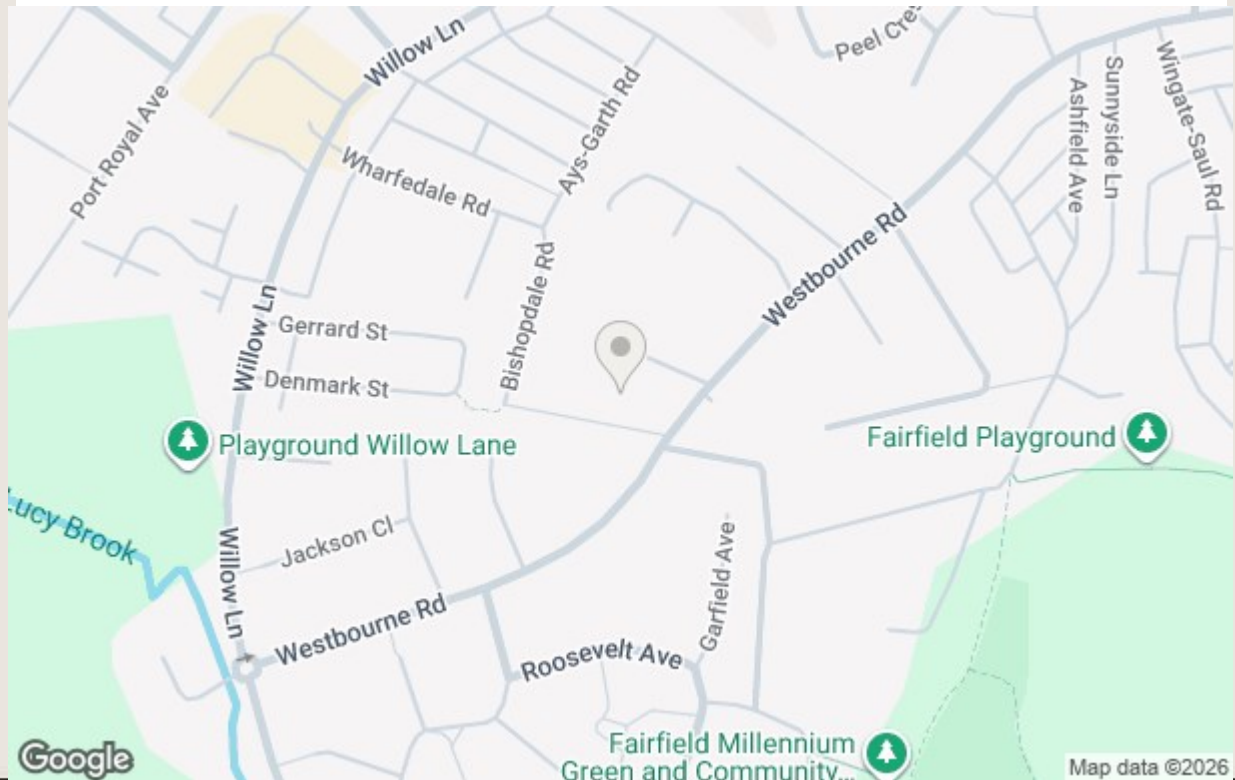
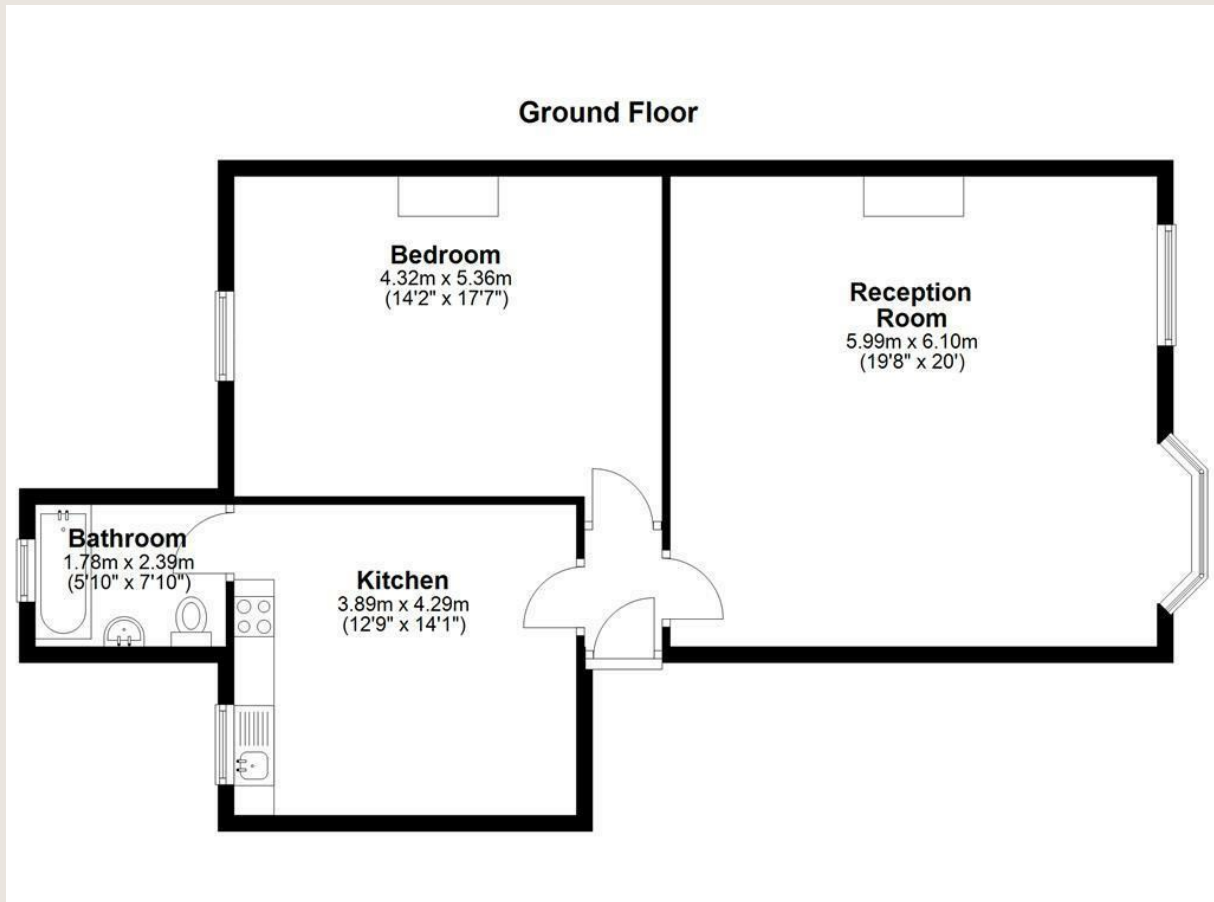
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# Take a nosey round



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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>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
63	78
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>	
(61-81) <b>B</b>	
(45-60) <b>C</b>	
(39-54) <b>D</b>	
(21-38) <b>E</b>	
(1-20) <b>F</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	