HOUSECLUB
ESTATE AGENCY

19 Arden Close, Slyne, Lancaster, LA2 6JN

Offers over £90,000

The accommodation

Situated on the first floor in this charming development and with its own front door, the accommodation is intelligently designed and ready to move into. With two well proportioned Bedrooms, a fitted Shower room, a spacious yet cosy Living Room and a modern fitted Kitchen it has more than enough accommodation for a retiree to thrive in, whilst remaining relatively easy to maintain. The Kitchen, is fitted with a Howdens shaker style Kitchen, and boasts wall and base units with complementary worktops over and integrated appliances which include an electric oven with a gas hob and overhead extractor. The finish is complemented with laminate up stands, ceiling spot lighting and a wealth of electricity points. The property also comes with handy loft storage. well maintained communal gardens, gorgeous views bringing natural light throughout the day and private parking just by the front door.

The location

The attractive property benefits from being within a short distance of a wide range of amenities and sits in an ideal position for access to the nearby city of Lancaster and the delightful Morecambe Bay. A multitude of high street shops, restaurants, bars and supermarkets are all within easy reach, as well as the Royal Infirmary and a handy West Coast mainline railway station. For commuters, junction 34 of the M6 lies just five minutes away and the property doubtlessly acts as a good base for the Lake District National Park, the Forest of Bowland and the western Yorkshire Dales for those who enjoy scenic walks as retirement approaches.

The situation

The property is offered for sale with no onward chain. Full vacant possession is available.

Services

The property is serviced with gas, electricity, mains water and drainage.

Tenure

The property is leasehold with title number LAN103441, held on a balance of 125 years with 85 years remaining. The ground rent is £35 per annum and the service charges are £1439.85 per annum.

Council Tax

Band B via Lancaster City Council.

Viewings

Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate

Will be available online - contact our office if further details are required.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

Dove

Mum
by chance
Friend
by choice

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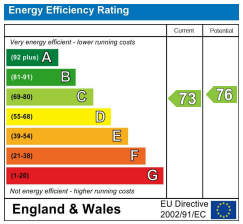
Total Area: 62.1 m² ... 669 ft²



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www.houseclub.co.uk

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