





Inside The House

This well-presented first floor apartment is located in the heart of Lancaster City Centre and offers spacious accommodation throughout, making it an ideal purchase for investors, professionals and first-time buyers alike. Accessed via a wooden entrance door, the property opens into a spacious hallway complete with a useful storage cupboard and intercom entry system providing secure access to the building. The fitted kitchen benefits from an integrated electric oven and electric hob, with additional space for a washing machine and freestanding fridge freezer. The generous lounge features large windows which fill the room with natural light, creating the perfect space for relaxing, entertaining or simply watching the world go by. The master bedroom is a spacious double room, whilst the second bedroom is a comfortable single room suitable for guests, a home office or nursery. The bathroom is fitted with a three-piece suite incorporating an overhead shower.

Further benefits include new carpets throughout, tested electrics, and neutral décor, allowing any purchaser to move straight in and make the property their own.

Let's Take A Closer Look At The Area

Situated near to Lancaster City Centre, this property provides easy access to the range of shops, restaurants and amenities, so you have everything you need on your doorstep. For those travelling for work the A6 provides access to the hospital, universities and the motorway, making it a great hub for commuters. Excellent nearby primary and secondary schools, many within walking distance, make it great for families, with nearby green spaces ideal for children and pets.

Let's Step Outside

This property benefits from an allocated undercover car parking space in the residents car park along with visitor parking.

Services

The property is fitted with an electric heating system, mains water and mains drainage.

Tenure

The property is Leasehold. Leasehold term 999 years with

971 years remaining. No ground rent. £945 approximate annual service charge.

Council Tax Band

This home is Band B under Lancaster City Council.

Viewings

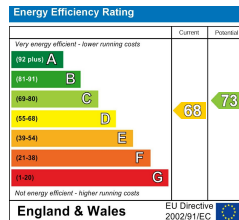
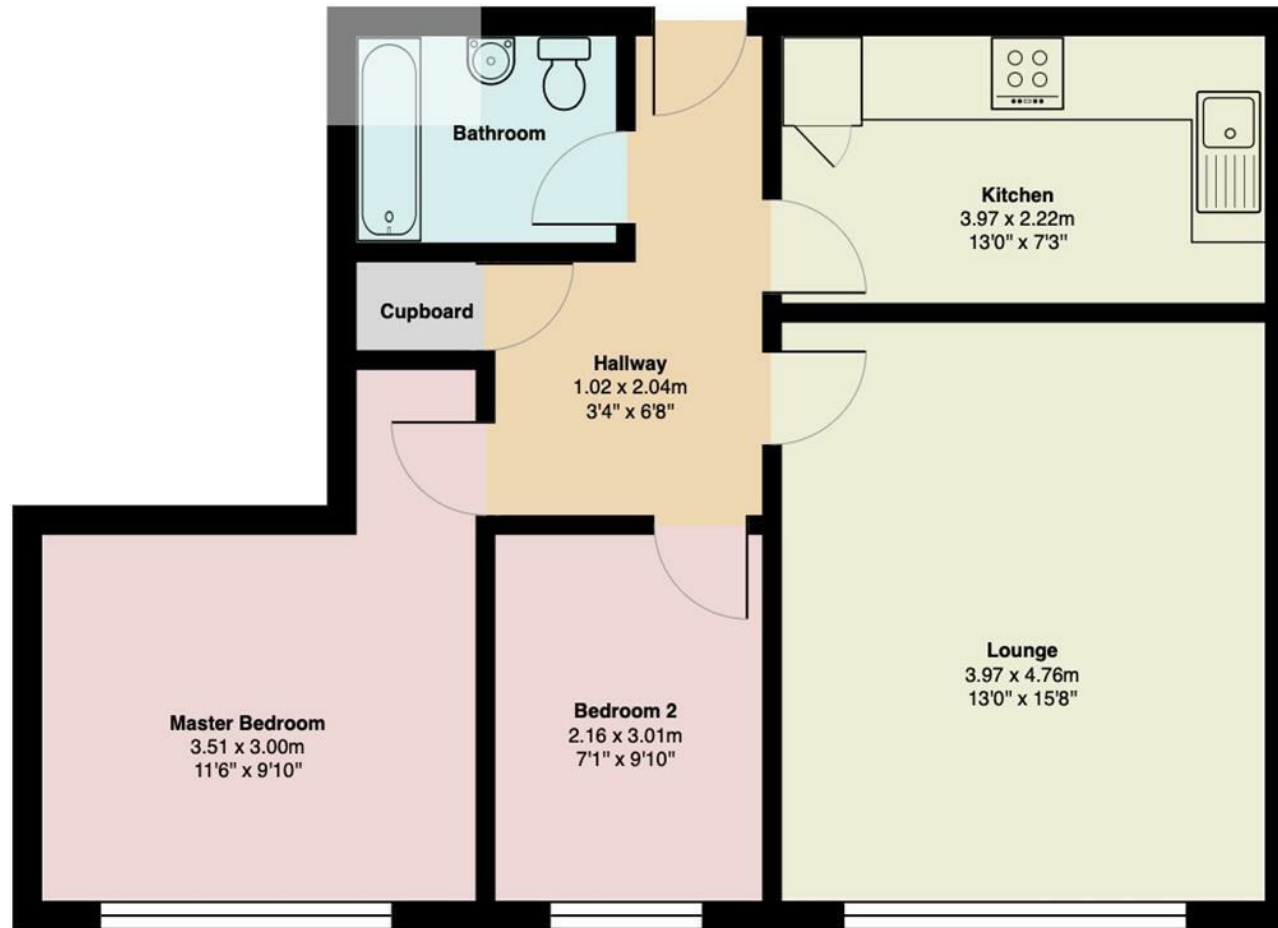
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







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