





### **Inside The Home**

This well-presented second floor apartment offers spacious and modern living throughout, ideal for both owner occupiers and investors alike. The property opens into a bright and airy open-plan lounge and dining area, providing a versatile space for both relaxation and entertaining. This flows seamlessly into a contemporary fitted kitchen, complete with a range of integrated appliances and modern finishes. There are two generously sized bedrooms, both offering comfortable accommodation, with the master bedroom benefiting from a stylish en-suite shower room. A separate bathroom is fitted with modern fixtures and fittings, serving the second bedroom and guests.

Further benefits include UPVC double glazing and electric thermostatic radiators, ensuring comfort and efficiency throughout. The building is serviced by a lift to all floors, and the property also benefits from a secure undercroft allocated parking space.

Conveniently located within easy reach of Lancaster's bus and railway stations, as well as the wide range of amenities available within the city centre, the apartment is offered with no onward chain and represents an excellent opportunity for a variety of buyers.

### **Let's Take A Closer Look At The Area**

Situated on the popular St George's Quay an extremely convenient location, the property lies in a perfect position to access the wide range of amenities that the historic city of Lancaster has to offer. A multitude of high street shops, restaurants, bars and supermarkets are all within easy reach, as well as highly regarded schools, the Royal Infirmary and a handy West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city including routes to the universities of Lancaster & Cumbria, and further afield, the M6 motorway lies just over two miles away.

### **Let's Step Outside**

The property benefits from an allocated car parking space in the complex.

### **Services**

The property is fitted mains electric, mains water and mains drainage.

### **Tenure**

The property is Leasehold. Title number: LA969901. The lease term on the property is 999 years with 977 remaining. The Ground Rent: £50 per year and Service Charge: £2,180 per year

### **Council Tax Band**

This home is Band D 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.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		82	86
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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