





### **Inside The Home**

Entry is through the double UPVC entrance doors into a welcoming hallway, complete with a useful storage cupboard housing the boiler and providing additional space for everyday household items. The apartment offers two bedrooms, including a generous double bedroom fitted with wardrobes, alongside a versatile single bedroom which would make an ideal child's bedroom, nursery or home office. The bathroom is fitted with a three-piece suite and benefits from an overhead shower. The kitchen features a practical breakfast bar, perfect for casual dining, along with an understairs storage cupboard offering excellent space to keep everyday items neatly tucked away. At the heart of the home is the spacious lounge, where the central electric fire creates an attractive focal point and a cosy space to relax and unwind.

This ground floor apartment would be perfectly suited to professionals, first-time buyers or investment purchasers alike, and is offered for sale with vacant possession no chain.

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

Situated within close proximity to excellent transport links, with nearby bus stops providing access local and further afield, as well as access to the Bay Gateway and the M6 motorway junctions 34. This home is a commuter's dream. For those looking to be part of a vibrant city, Lancaster City centre caters to all. With an excellent blend of the old and new, historic landmarks include Lancaster Castle and Police Museum, which house several shops, including the iconic Atkinson coffee shop. The town itself provides a plethora of excellent eateries and wine bars and further landmarks and parks, including the breath-taking Williamson Park to the south of the town. Conveniently located for Westgate shopping precinct ( including Post Office ) lidle snd Tesco supermarkets, Westgate primary school, Westgate medical centre, regular local bus routes to Morecambe and Lancaster snd approximately 2 miles to Morecambe centre/promenade.

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

The property owns the front garden, which is mostly laid to lawn surrounded by bushes. There is off road parking available on the shared driveway and a paved area to the rear of the property where the bins are stored. There is also space near to the apartments garage to the rear of the property.

### **Services**

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

### **Tenure**

The property is Leasehold. Title number: LA885398 Leasehold term 999 years with 950 remaining. There are no service charges, it is an ad hoc arrangement between upstairs and down.

### **Council Tax Band**

This home is Band A under Lancaster City Council.

### **Viewings**

Strictly by appointment via Houseclub Estate Agency.

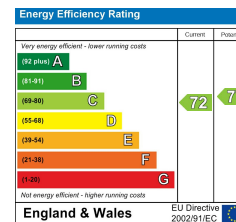
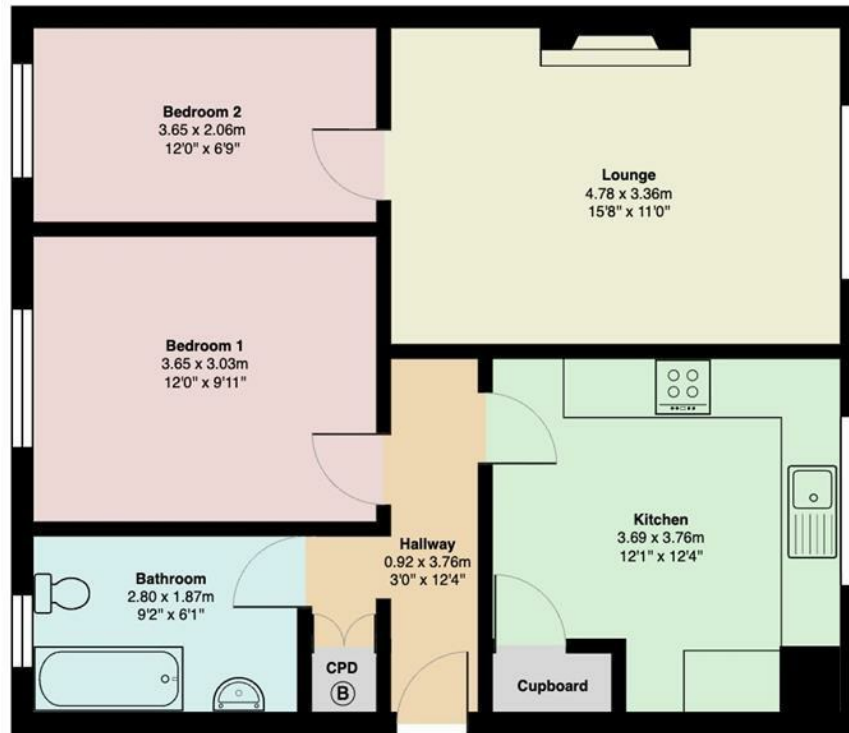
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