









### Inside The Home

Stepping in to this spacious apartment, you are instantly welcomed into an open plan Living Dining Kitchen area, with ample UPVC double glazed window allowing ample natural light to fill this contemporary home. With a beautifully modern fitted kitchen including a freestanding cooker with hob above, with plumbing for a washing machine , space for a tumble dryer and fridge freezer. This wonderfully spacious home has ample space for a single occupant or couple, whilst providing ample space for entertaining family and friends. Opening into a spacious Bedroom area, which is discreetly positioned behind a feature glass brick wall, this area benefits from a Dressing area with a Mezzanine landing above, providing the perfect space for an occasional additional bedroom area or storage room. Completed by a three piece modern bathroom suite below and a range of fitted wardrobes, this wonderful home has ample storage throughout.

The perfect starter home, lock up and leave or an easy to maintain apartment, this versatile home caters for all.

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

Surrounded by the perfect blend of town and country, this beautiful home benefits from the quiet sanctuary of Standen Park. This once former hospital stands proud on the outskirts of Lancaster and provides open communal lawns perfect for exploring. Situated at the rear of the development, there are handy pathways linking access towards the park and town, with a breadth of independent shops, pubs and eateries. With a West Coast mainline train station located in Lancaster City Centre, access public transport and the M6 motorway providing access further afield.

### Let's Step Outside

To the front of the property, an allotted off road parking space for one car can be found, with ample additional parking provided on street. Benefitting from a covered porch area, this provides home owners with a quiet area perfect for sitting out and enjoying a quiet book. With ample space for a small bistro set or potted plants, this easy to manage area provides this home with its own front door access.

### Services

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

### Tenure

The property is Leasehold. Title number: LA924012. Held on a balance of 250 years from the 1st January 2002. With an annual ground rent of £75 and an annual sevice charge of £1598.30, which covers items such as building insurance, window cleaning and upkeep of communal areas.

### Council Tax

This home is Band B under Lancaster City Council.

### Viewings

Strictly by appointment via Houseclub Estate Agency.

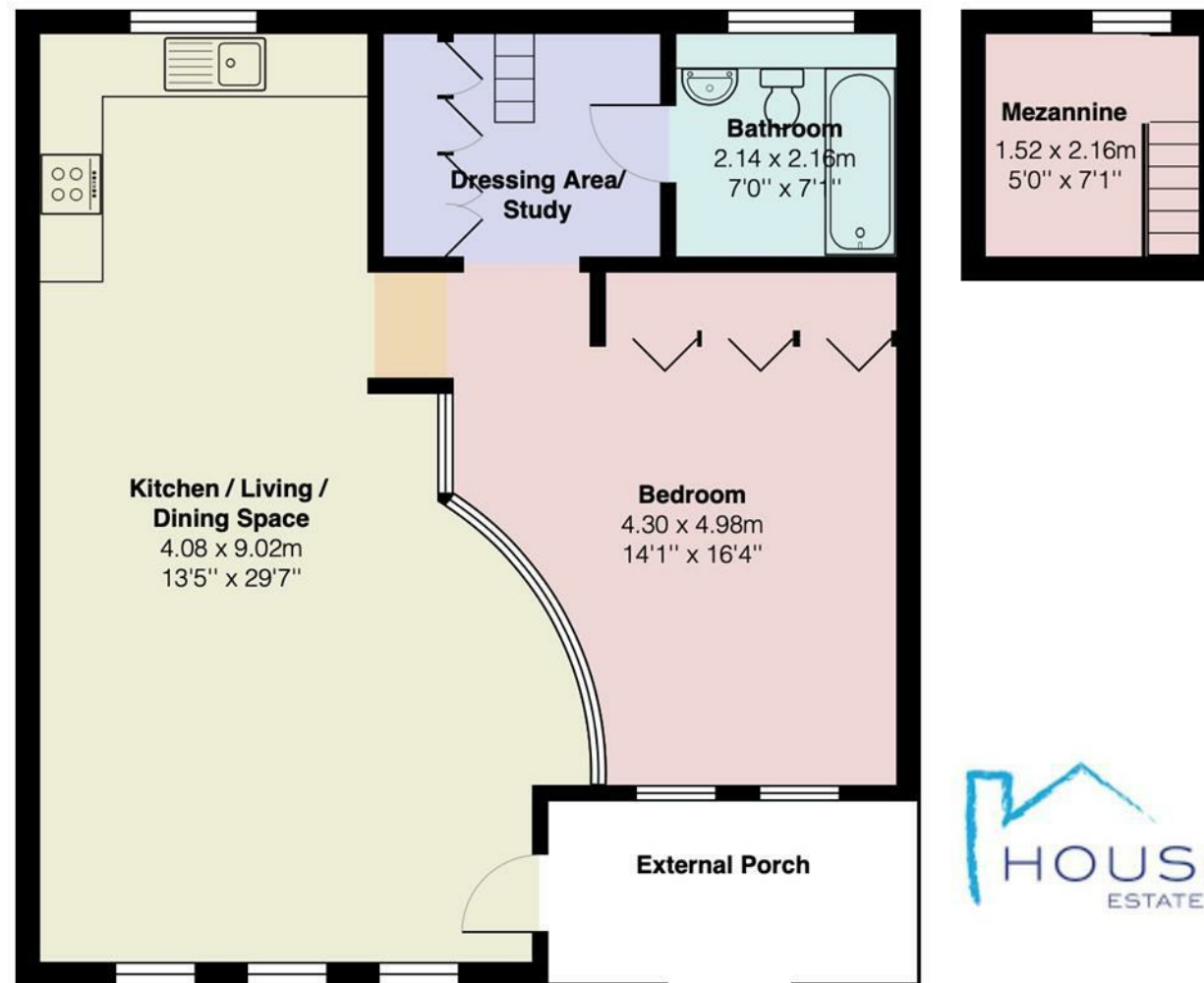
### Energy Performance Certificate

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









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>	74	75
(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		

England & Wales EU Directive 2002/91/EC



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