





## 1, Salisbury Court West Road, Lancaster, LA1 5PE

A delightful one-bedroom ground floor apartment offering the perfect blend of comfort and convenience. Just a seven-minute walk will take you to the vibrant Lancaster City centre, where you can enjoy a variety of shops, cafes, and cultural attractions. For those who rely on public transport, the train station is a mere three-minute stroll away, making commuting or exploring the surrounding areas incredibly convenient. This inviting property is perfect for a range of buyers from first time buyers, investors and those looking to downsize, with communal off-road parking on a first come, first served basis, private communal gardens and a secure external bike store. Offered to the market with No Chain, don't miss the chance to make this lovely apartment your new home.



### Inside The Home

This compact yet perfectly formed home is located to the rear of the building on the ground floor. Entered via a UPVC double glazed door this leads into a bright and spacious Communal Hall. Inside the property, a generous Living Dining can be found, as well as a double Bedroom, a modern three piece bathroom suite and beautifully stylish Kitchen.

The Living Dining Room has dual aspect UPVC double glazed windows which allow ample natural light to filter through the home. The double Bedroom benefits from the same, and provides ample space for a sizeable bed, as well as additional bedroom furniture. The three piece bathroom suite provides a bath with a shower over, with complementary tiling to the walls. The heart of this modest home is located in the kitchen, where a range of a wall and base units can be found, with integrated appliance include a four ring electric hob, with an extractor hood and an oven below, as well as plumbing for a washer and space for an under counter fridge freezer. The modern gas central heating boiler is discreetly located in a kitchen cabinet.

This wonderful home is currently used as an income generating property, and achieves a rental income of £700 PCM. This could easily be continued should an investor be looking to extend their portfolio, or for those seeking a convenient living space, with a range of exceptional amenities as well as the West Coast mainline train station a few moments away, look no further!

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

Situated within close proximity to the West Coast Mainline train station of Lancaster, this incredible home has excellent transport links. With nearby bus stops providing access local and further afield, as well as access to the M6 motorway and junctions 33 and 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 Williamsons Park to the south of the town.

### Let's Step Outside

To the rear of the property communal parking is provided for the apartments on a first come, first served basis. A safe and secure, communal garden area is can be found to the rear of the development, where access to a locked bike store can be found.

### 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, held on a balance of 999 Years from the 22nd March 1983. there is no Ground Rent, however a service charge of £90 is paid per month and covers items such as upkeep of communal areas and building insurance. Title number: LA609949.

### Council Tax

This home is Band A 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.









Total Area: 36.1 m<sup>2</sup> ... 388 ft<sup>2</sup>

Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	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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