



11 Low Mill, Caton, Lancaster, Lancashire, LA2 9HY

Boasting a high standard of finish throughout and presenting an ideal opportunity for a first time buyer, is this impressive one bedroom garden apartment located in the unique and desirable Grade II listed development of Low Mill in Caton. Ready to move in, the charming property is available with no onward chain and would also make a perfect property for people looking to downsize or requiring one level living, benefitting from its own private garden and allocated parking space. Requiring minimal maintenance, the internal layout briefly comprises of a welcoming entrance porch, an inviting open plan lounge kitchen complete with modern fitted kitchen and breakfast bar, a stylish three piece bathroom suite and a double bedroom with built in storage. Externally, an attractive front garden provides an idyllic space for a table and chairs along with some small scale planting, with the allocated parking space lying within metres of the flat. Low Mill itself is an old Lancashire cotton mill that has been transformed into a thriving residential community set in 7 acres of calming and tranquil surroundings. Lying within a few miles of the M6 and Lancaster, the popular building attracts purchasers looking for a semi-rural lifestyle whilst being within a short distance to a wide range of amenities. The historic city of Lancaster boasts excellent schooling, highly regarded universities and an array of typical city centre high street shops, bars and restaurants. Locally, Caton village provides necessary amenities including a co-op grocery store, doctors, pharmacy and two popular pubs.



Accommodation

Hallway

Hallway opens up into the lounge kitchen and boasts a storage cupboard housing the water cylinder, solid wood flooring and a ceiling light.

Entrance Porch

7'6" x 3'3" (2.29 x 1.0)

Ideal space for coats and shoes, with tiled flooring and a ceiling light.

Lounge Kitchen

14'6" x 10'4" (4.43 x 3.17)

Open plan, modern fitted kitchen with a range of base and wall mounted units plus breakfast bar, four ring ceramic hob with fan oven beneath, integral fridge, plumbing for washing machine, sink and drainer unit. Solid wood flooring, window to side aspect, electric radiator and ceiling light.

Bedroom

9'11" x 9'0" (3.04 x 2.76)

Double bedroom with a built in wardrobe, solid wood flooring, electric radiator, window to front aspect and ceiling light.

Bathroom

8'10" x 5'1" (2.71 x 1.55)

Contemporary three piece suite comprising of a tiled bath with shower over, low flush WC and wash hand basin with cupboard beneath. Window to side aspect, towel radiator and ceiling light.

External

Patio garden to the front with planted borders and stocked flower beds. Allocated parking space a short distance away.

Council Tax & Lease Info

Band A. Leasehold, 999 years from 1992, service charges £1909 approx.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	78

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