

HOUSECLUB
ESTATE AGENCY

Apartment 306, Town End Apartments Town End Way, Halton, Lancaster, LA2 6BJ

Offers over £140,000









Inside The Home

A superb opportunity to acquire this immaculately presented two-bedroom top-floor apartment, enjoying a particularly desirable position within the development with lovely open views over a neighbouring field. Importantly, the field is preserved and will not be built upon, providing a wonderful sense of space and an outlook that is increasingly hard to find.

The apartment is accessed via the front door from the second-floor landing, with lift access available if required. The welcoming hallway features a secure intercom entry system and benefits from a useful storage cupboard housing the electric trip switch box and hot water cylinder, together with a wall-mounted electric panel storage heater, telephone point, double power point and fitted smoke alarm. There is also access to a loft space, providing valuable additional storage.

The modern fitted kitchen/diner offers an excellent range of wall and base units with laminate worktop surfaces and is well equipped with an integrated electric oven, induction hob and extractor, integrated dishwasher and fridge freezer. A breakfast bar creates a sociable space for casual dining, while the Juliet balcony adds a lovely feature and allows the kitchen to benefit from the attractive outlook. This is a great space for entertaining and everyday living. There are two well-proportioned double bedrooms, with the master bedroom benefiting from a sizeable fitted wardrobe, providing excellent storage. The wet-room style bathroom has been thoughtfully designed with accessibility in mind, offering a generous shower area together with fitted accessibility rails and a convenient shower seat.

The property is presented in immaculate condition throughout, meaning the new owner can simply move in and enjoy without the need for any immediate works or improvements. With its peaceful open outlook, excellent presentation, lift access, two double bedrooms and convenient location for the M6 and Bay Gateway, this apartment would make an ideal purchase for first-time buyers, professionals, downsizers or those seeking a low-maintenance home.

Let's Take A Closer Look At The Area

Located in the popular village of Halton on the banks of the scenic River Lune, this wonderful family home sits at the gateway of the stunning Lune Valley. With a plethora of local amenities, including a highly regarded primary school, a doctors' surgery and chemist, a local shop, a range of eateries and pubs, as well as a vibrant community hub, providing a range of activities for the whole family. This home is perfectly situated for both town and country. Lancaster city centre is a 10 minute drive away, with a range of transport options, including Lancaster Train Station on the West Coast Main Line. There is also the Bay Gateway, located approximately 5 minutes away, providing simple access to the M6 motorway, with local buses and the breathtaking countryside within walking distance.

Let's Step Outside

The apartment benefits from one allocated parking space clearly marked by the apartment number.

Services

The property is fitted with a modern electric heaters, and has mains electric, mains water and mains drainage.

Tenure

The property is Leasehold. Title number: LAN166530 Lease term is for 999 years with 979 years remaining. Annual service charge £2,047.39 with a ground rent of £25.

Council Tax Band

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.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase





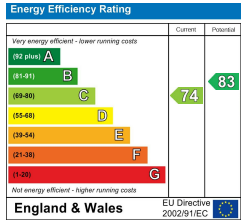






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