





### Inside The Home

This spacious second floor apartment offers well-planned and modern living, ideal for a range of buyers including professionals and first-time purchasers. At the heart of the home is the open-plan lounge, dining and kitchen area, designed to provide a versatile and sociable living space. The lounge benefits from a large double glazed window, allowing natural light to flood the room and create a bright and welcoming atmosphere, with ample space to relax, entertain and cook. The property features two well-proportioned bedrooms, one of which benefits from its own en-suite shower room. A family bathroom is fitted with a three-piece suite and overhead shower, serving the second bedroom and guests.

Situated in a popular location, this apartment combines comfortable living with everyday convenience.

### 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 property benefits from an allocated car parking space.

### Services

The property has electric heating, mains water and mains drainage.

### Tenure

The property is Leasehold with Title number: LAN124321. 999 years from 1/1/2006, ground rent £0 and service charge circa £800 per annum \*TBC by the respective conveyancers.

### Council Tax Band

This home is Band B under Lancaster City Council.

### Viewings

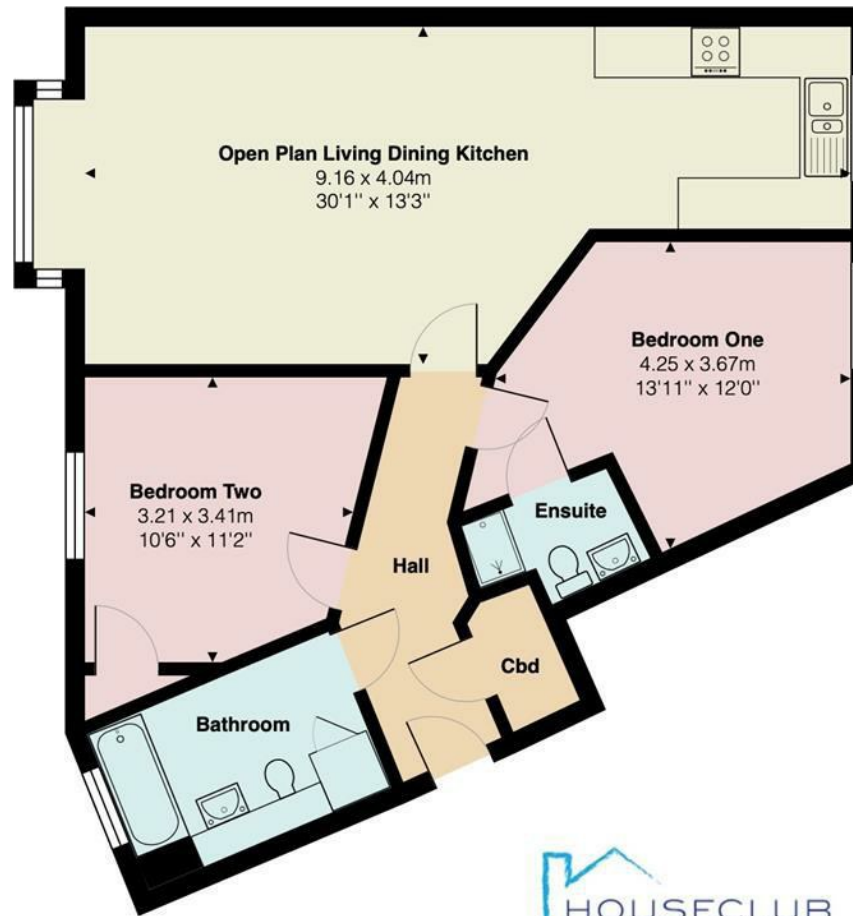
Strictly by appointment via Houseclub Estate Agency.

### Energy Performance Certificate

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







Total Area: 75.1 m<sup>2</sup> ... 809 ft<sup>2</sup>

| 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>                            | 78      | 83                      |
| (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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