

HOUSECLUB
ESTATE AGENCY

519, Bridge Square Apartments Kingsway, Lancaster, LA1 1BB

Price £119,500









The Accommodation
Upon entering the apartment you meet a welcoming entrance hallway which leads into a very handy boiler room where the consumer unit is also situated. There is a contemporary family bathroom and two tastefully appointed double bedrooms, the master of which has ensuite. Finally the spacious, sleek and stylish open plan lounge/kitchen which opens on to a balcony which affords views to Lancaster Castle and The Priory over the top of the River Lune.

The Location
The location is extremely convenient, with the vibrant city centre just a short walk away. Situated on Caton Road on the approach to the city from the M6, residents can enjoy easy access to a variety of shops, restaurants, and the cultural attractions that Lancaster has to offer. Junction 34 of the M6 is a short drive away meaning the Bay Gateway Heysham link road is also close by for those who need access north for work.

Additional Features
One of the standout features of this property is its secure underground parking, providing peace of mind for those with a car. Additionally, the on-site concierge service, available Monday to Friday via the management company, adds an extra layer of convenience, making daily life that much easier. There are two bin stores, a bike store and a dedicated caretaker to look after the developments maintenance needs on an ad hoc basis. The block also has lift access and two different entrance doors. The apartment also has a self-contained ventilation system that draws fresh air from the internal atrium 24 hours per day. The external windows have sound reducing glass with no trickle vents and the building has a CCTV system installed.

The property is also to be sold as seen with full furniture incorporated.

The Kitchen
Incorporated into the lovely lounge, the kitchen mixes a range of ceiling spot lighting and light points and a stylish fitted kitchen with wall and base units with a one and a half bowl sink and drawer, an electric oven and hob with an overhead extractor, and plumbing for a dishwasher.

Further information
The property is available with no chain and full vacant possession.

Services
The property is serviced with electricity and mains water and drainage.

Tenure
The property is leasehold on a 125 year lease from 2007. The ground rent is £297.33 per annum and the service charges are £180.12 per month.

Council Tax
Band B via Lancaster City Council.

Viewings
Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate
Available online or via contact with our estate agency office.

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



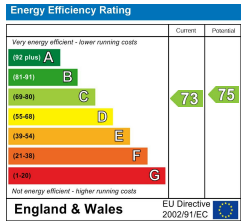












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