



ROOM 2.3 mts. (7'6")



## Inside The Home

Entered by UPVC double glazed door, this leads into a generous Entrance Hall, with a handy built-in storage cupboard, Amtico flooring and an electric radiator.

To the right, a beautifully modern three piece bathroom suite can be found which was newly installed in 2022. With low maintenance aqua boarding to complement, this beautiful room has a heated towel rail and a UPVC double glazed window. Proceeding along the hall, this leads in to a generous Living Dining Room, providing ample space for cosy nights in and socialising with loved ones. Installed in 2022, a well-proportioned Kitchen can be found, fitted with a range of wall and base units with complementary worktops over and fitted appliances which include a four ring electric hob with extractor above and a double oven below, as well as an integrated fridge freezer and plumbing for a washing machine. With a UPVC double glazed window and Amtico flooring.

A spacious double Bedroom can also be found with a UPVC double glazed window overlooking the rear garden. Completing the property, a sunroom is located off the Living Room and provides the home with a versatile room. Currently requiring a little TLC, this room is used as a hobby room however it could easily be transformed into a work from home office space or an occasional second bedroom - The choice is yours.

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

Located in the popular Moorlands area of Lancaster, this property provides purchasers with a range of amenities including shops, eateries and pubs, as well as handy access to local landmarks such as Williamson Park and the Historic Lancaster Canal. The historic city of Lancaster is only a short stroll away where a plethora of national and independent shops, dentists and doctors surgeries, as well as excellent bus services, handy access to the M6 Motorway and the West Coast Main Line Train Station perfect for those who love to commute.

## Let's Step Outside

To the front of the property, a covered porch area can be found, providing an ideal place for potted plants creating a

warm welcome. To the rear, a private garden area can be found, with a paved patio area perfect for alfresco dining or simply out sitting out on a warm summers day with a morning coffee. With a range of planted borders, mature shrubs, this tranquil paradise provides ample scope for those with green fingers interests.

Beyond the garden, an allocated parking space can be found located next to a small communal garden area.

## Services

The property is fitted with a modern electric hot water cylinder and features electric radiators which were upgraded throughout the home in 2022. The property benefits from mains electric, mains water and mains drainage.

## Tenure

The property is Leasehold - Held on a balance of 999 years From 1 December 1984. There is no ground, and the 2025 charge for communal insurance is £240.

All works for Norwood Court are shared between the six households and on completion of the purchase, the new owner becomes a shareholder and a director in the management company that owns the freehold, meaning all decisions are kept in house. Title number: LA627998.

## 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: 44.9 m<sup>2</sup> ... 483 ft<sup>2</sup>

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			
<b>England &amp; Wales</b>		69	75
EU Directive 2002/91/EC			

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