





Inside The Home

Located on the 1st floor, this superb one bedroom studio apartment is small but perfectly formed. With an open plan Kitchen, Study, Bedroom area and a separate Shower Room. In the Kitchen area there is ample storage solutions with a range of base units with a complementary worktop over and a range of appliances which include a four ring hob, with oven below and a extractor above, as well as an integrated fridge with small freezer compartment. The Bedroom area is fitted with a fitted bed and a built in large wardrobe. The Study area is fitted with a desk providing ample space for study and the Shower Room is furnished with a bright and modern three piece suite, comprising a WC, wash hand basin and a shower with tiled surround.

Let's Take A Closer Look At The Area

Located in the South Lancaster village of Galgate, this beautiful village was once a thriving silk industry, with many of the original factory's still standing proud today. An attractive marina gives the village a wonderful quintessential English charm, as well as the variety of local shops and a vibrant village community hall. Excellent transport links can also be found, with local bus services providing access in and around the city of Lancaster, a West Coast mainline train station as well as Junction 33 of the M6 motorway a 5 minute drive away. With a host of doctors surgeries, dentists and pharmacies located in Lancaster, this property is well connected, and benefits from a village primary school and access to a range of excellent local high schools.

Let's Take A Closer Look At The Building

Located within this prestigious building, there are a number of facilities which include a large games and socialising room, a library and study area, a gymnasium, a bike store and a handy laundry room. The icing on the cake - A cinema room, perfect for enjoying your favourite movies with a large group of friends.

Services

The property is fitted with electric heating, and has mains electric, mains water and mains drainage.

Tenure

The property is Leasehold, held on a balance of 150 years

from the 1st January 2020. With a Ground Rent: £350 per annum and a Service/Maintenance Charges: £289.75 per calendar month.

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: 17.9 m² ... 192 ft²

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 EU Directive 2002/91/EC

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