HOUSECLUB
ESTATE AGENCY

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66F New Quay Road, Lancaster, LA1 5UZ

£160,000

A beautifully presented first floor apartment, with stunning views across the River Lune and historic St Georges Quay. Built in 2017 by Redrow homes, this superb apartment has two spacious bedrooms with fitted wardrobes, open plan living kitchen diner and two shower rooms. With allotted parking to the rear, this is perfect for first time buyers, couples or those looking for a lock and up and leave.

Located at the end of the historic St Georges Quay, this provides stunning scenic walks to Lancaster city centre and Glasson Dock. With a plethora of local shops, restaurants and shops in Lancaster itself, this property is perfectly suited for those looking for amenities with a touch of peace and quiet. With the M6 motorway a short drive away and Lancaster train station provides access to the West Coast mainline, this property is perfect for commuters or those who like to explore.

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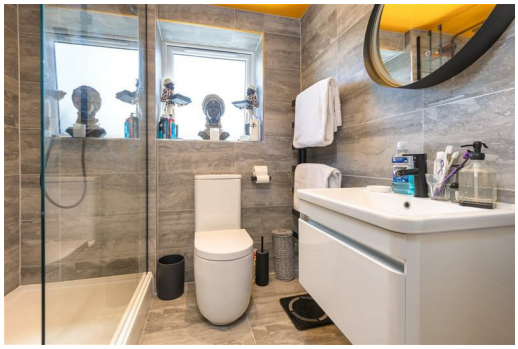
Layout (with approx. dimensions)

Entrance
Entered via an external door, this leads into a communal entrance hall. Housing the properties letter box and meter cupboards, there are stairs which lead to the first floor. Leading through the internal wooden door, this leads into a small landing area, where the apartments front door is located to the left.

Entrance Hall
With a UPVC double glazed window overlooking parking to the rear. With an intercom telephone point, this room is fitted with a built-in utility cupboard, with plumbing for a washer dryer, with a second built in storage cupboard housing the gas central heating boiler, and pressure water cylinder, as well as the WIFI connection hub. This leads down into:



Open Plan Living Kitchen Diner
24'1" x 11'0" (7.36 x 3.37)
A beautifully spacious, light and bright room, fitted with UPVC double glazed doors with a Juliet balcony showcasing views across the River Lune and Lancaster historic St George Quay. With a UPVC double glazed window and a radiator. This room opens into a kitchen area, fitted with a range of wall and base units with a complementary worktop over and a one and a half stainless-steel sink unit with mixer tap and drainer. Fitted appliances include a four-ring electric hob, oven and a extractor above. With integral fridge freezer and microwave. With a UPVC double glazed window, downlighters, and laminate flooring.

Bedroom One
13'4" x 8'6" (4.07 x 2.60)
A spacious room, fitted with a UPVC double glazed window overlooking the River Lune. With a range of fitted wardrobes and a radiator.

Shower Room
6'7" x 5'5" (2.02 x 1.66)
Installed in April this year (2024) this beautifully appointed room comprises a three-piece suite consisting of a WC, wash hand basin set in a floating bathroom cabinet and a large shower cubicle, with tiled surround. With a steam prevention mirror, a UPVC double glazed frosted mirror, downlighters, tiled flooring and a heated towel rail.

Bedroom Two
11'1" x 9'2" (3.39 x 2.80)
A second generously sized room, fitted with a UPVC double glazed window overlooking the River Lune, fitted wardrobes and a radiator. An internal door provides access into:

Ensuite
7'8" x 5'4" (2.35 x 1.64)
Fitted with a three-piece suite consisting of a WC, wash hand basin and a shower cubicle, with tiled surround. With downlighters and a heated towel rail.

Outside
To the front of the property a communal lawned area can be found with planted shrub borders. To the rear of the property, located at the side of the property under the arch, there is allocated parking for 1 car, with visitor parking to the side. Although there isn't a huge amount of outdoor space, views of the River Lune and St. Georges Quay can be enjoyed from the quayside itself, providing ample places to walk and explore.

The property is accessed by an external door via a key to the front, and a key pad entry to the rear.

Services
Mains electric, mains gas, mains water and mains drainage.

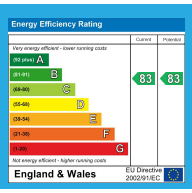
The apartment is fitted with a two zone heating system, with two separate controls. Zone 1 covers the open plan living kitchen diner, shower room and hall, whilst Zone 2 covers the bedrooms and ensuite. This means each area can be controlled as high or as little as the owner wishes.

Council Tax
Band B - Lancaster City Council.

Tenure
Leasehold, held on a balance of 250 years from 1st July 2015, with a ground rent of approximately £250 per month and a service charge of approximately £1800 per annum approx. This covers upkeep of communal areas, window cleaning and building insurance.

Viewings
Strictly by appointment with Houseclub Estate Agents, Lancaster.

Energy Performance Certificate
The full Energy Performance Certificate is available on our website or by contacting our hybrid 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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