



bridge square apartments





### 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.

### Incentives Available

The vendors are willing to pay two years service charges for the buyer.

### 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.

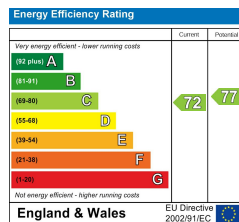












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