





The accommodation

This lovely ground floor apartment set within a courtyard development of five, comprises a welcoming and tastefully appointed lounge, two double bedrooms, a charming kitchen and a spacious family bathroom. Recently redecorated to a high standard it offers fresh and tidy accommodation in an extremely handy location.

Let's step outside..

The property is on the ground floor in a small block of four and has access to two lawned communal garden areas, two allocated parking spaces and a storage outhouse for it's own exclusive use (the right hand side of the outhouse block).

The situation

The property is offered with full vacant possession and no onward chain.

The location

! (!)

The property is just off the A6 at Bay Horse, between Lancaster and Garstang. Heading south, Potters Brook is a right hand turn and the courtyard is immediately on your left hand side. The apartment actually sits just off the A6, highlighting its convenience. The location is fantastic. Lancaster University is a short drive away and the Royal Lancaster Infirmary and Lancaster city centre are a very simple drive in along the A6. For those who commute further, M6 junction 33 is within a three minute drive and Preston, Garstang and even Blackpool and the Fylde Coast can be reached quite easily by car. There are many scenic walks in nearby Forton, Scorton and Dolphinholme. A beautiful location!

Services

The property has electric heating, mains water and a septic tank for drainage.

Tenure

The property is currently within the wider freehold title of LA803552 but work is afoot to make the individual apartments leasehold on a long lease. It is anticipated the service charges will be circa £50 a month but this would need to be confirmed by the respective conveyancers prior to exchange of contracts upon execution of the lease.

Council Tax

Band A via Lancaster City Council.

Viewings

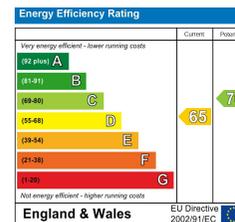
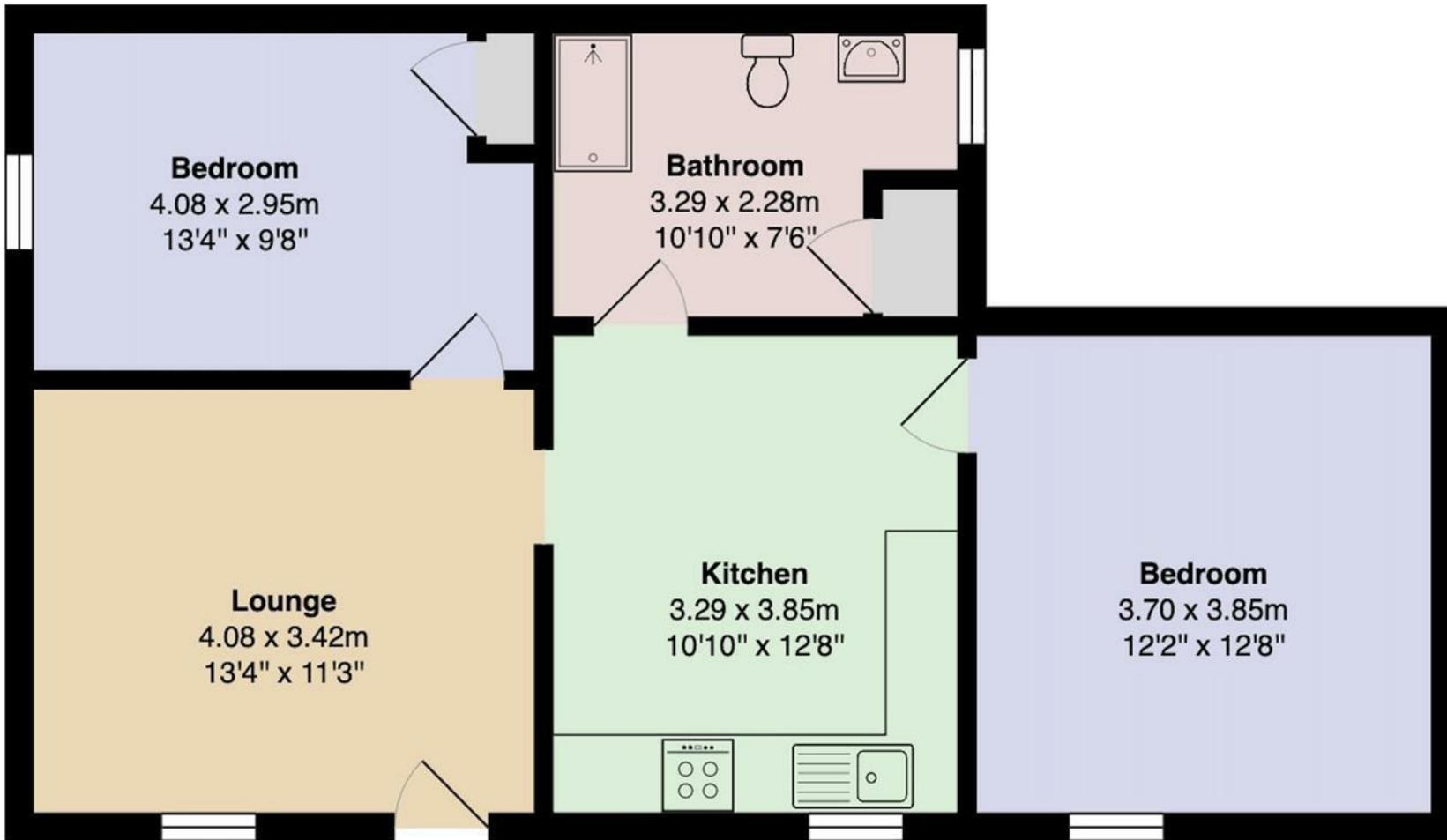
Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate

Available online - contact our office for further information.







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