



Flat 2, The Millrace Damside Street, Lancaster, LA1 1BL

A modern two bedroom ground floor apartment on the desirable Lancaster quayside. Within walking distance of supermarkets, public transport hubs and the bustling city centre, you're perfectly placed to take advantage of the plethora of shops, amenities and attractions Lancaster has to offer. You can enjoy long walks down the River Lune, taking in the stunning natural landscapes, with green spaces and playing fields within easy reach, great for pet owners and young children.

This well-presented modern apartment is move in ready, allowing you to add your touches and settle into your new property with ease. Perfect for professionals, couples or as a buy to let investment, the property has excellent transport links and a proven rental potential. Gather friends and family in your large open plan reception room with space to cook, dine and socialise before retiring to your two comfortable double bedrooms. A modern bathroom services the property with a dedicated ensuite for the main bedroom. A practical utility cupboard offers space to hide away appliances and household gadgets with power, plumbing and the controls for the integrated sound system, electric and alarms.

Externally, a communal courtyard offers space to sit out in the sun, with the River Lune on your doorstep. The property comes with one allocated parking space in the secure underground car park.

Contact us today to book a viewing and make this brilliant ground floor apartment your exciting new home!



Hallway

A central hallway connects the living and sleeping spaces, with sleek laminate flooring flowing through into the open plan reception room, tying the spaces together. An electric radiator sits against the wall, with spotlighting in the ceiling making it a bright and welcoming entrance to the home.

Reception Room / Kitchen

An impressive open plan reception room offers space for dining, living and cooking, with a laminate floor spanning the seating space with plenty of room for furniture so you can configure the room to fit your needs. A modern kitchen area sits in the corner of the space with a ceramic tiled floor and appliances including a four ring induction hob, integrated Neff oven, Baumatic dishwasher, integrated fridge and freezer plus space for a microwave. A sunken sink sits in the laminate countertop with a breakfast bar area opposite. An electric radiator sits in the main living area, with two double glazed windows on the side aspect offering plenty of natural light. An integrated speaker system is mounted in the ceiling with the controls housed in the utility cupboard off the hallway, allowing you to enjoy your music in multiple rooms at the same time.

Bathroom

A modern bathroom services the property, with a ceramic tiled floor sitting beneath the three piece suite which includes a bathtub with overhead shower, low flush toilet and floating sink unit. A heated towel rail offers space for towels and linen with a quartz shelf for toiletries. An extractor fan with a humidity detector ensures the space stays clean and dry, with wall lights and ceiling spotlights ensuring it is bright throughout the day and night. The integrated speaker system in the ceiling connects to the rest of the home, making it easy to soundtrack your mornings while you're getting ready.

Bedroom 1

A large, carpeted double bedroom sits off the central hallway and offers a spacious room for you to tailor to your needs. A double glazed window on the side aspect looks out into the communal courtyard and provides natural light, with an electric radiator for added warmth. There's ample room for a double bed, wardrobes and desk, giving you flexibility in its configuration. The integrated speaker system is mounted in

the ceiling, with an internal door leading through to the dedicated ensuite bathroom, completing the impressive master suite.

Ensuite

A well-presented ensuite bathroom services the main bedroom and features a corner shower enclosure, low flush toilet and floating sink unit, set above the ceramic tiled floor. With excellent water pressure and an extractor fan it's a great space to get ready in each day. A heated rail offers space to store towels with wall lights and a wall-mounted mirror completing the bright and welcoming bathroom.

Bedroom 2

A good sized, carpeted double bedroom sits off the central hallway and boasts a double glazed on the front aspect with views across to the tree-lined entrance to the Three Mariners Pub. There's ample space for a double bed and storage solutions, with a hanging rail above the bed. An electric radiator sits against the wall adding to the comfort of this versatile second bedroom.

Utility Cupboard

A deep utility cupboard sits off the central hallway and offers storage space for household gadgets and cleaning supplies. There is space with power and plumbing for two appliances, keeping clutter and appliance noise to a minimum in the rest of the home. The electric water tank and immersion heaters for the property are housed in the cupboard, along with the alarm controls, fuse board and sound system connections.

Additional information

Leasehold (977 years remaining), Service Charge £2,248.96 per annum.

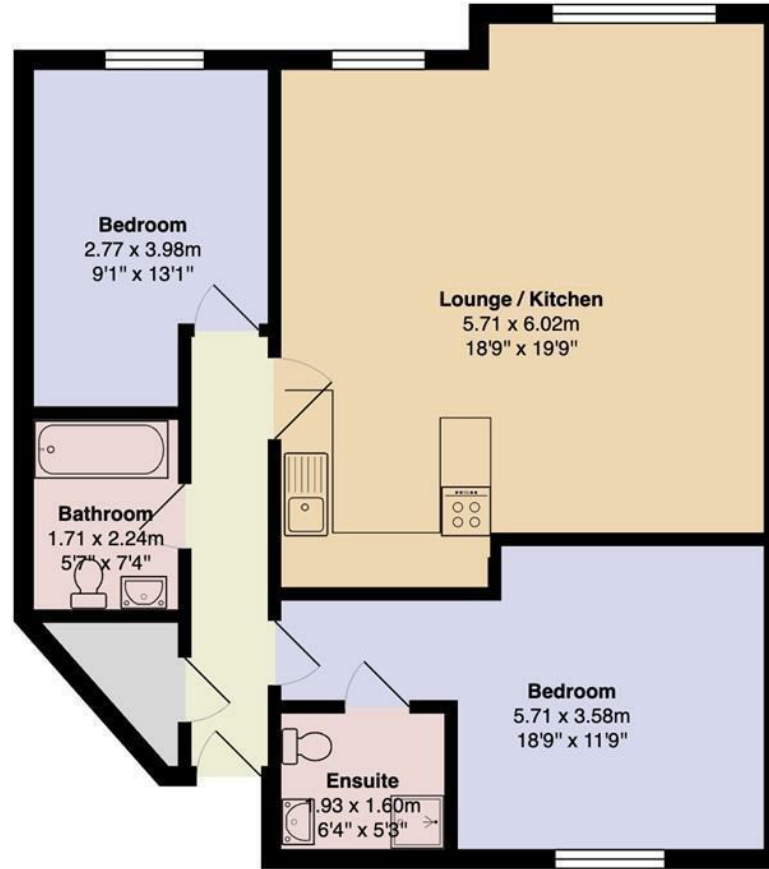
Council Tax Band C.

EPC Rating C.

Allocated parking space in secure underground car park.







Total Area: 77.1 m² ... 830 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		85
81-91	B		
69-80	C	78	
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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