

### **The accommodation**

The first floor apartment is accessed into the welcoming entrance hallway and the single level accommodation comprises a spacious yet cosy lounge, a contemporary fitted kitchen, a modern bathroom suite and two well proportioned bedrooms. The decor is tasteful and it offers a good chance for the next owner to move straight in and concentrate on living life.

### **Let's look outside**

Strands Farm is a small development hosting just 28 properties with communal grounds and visitor parking, This apartment has it's own private parking space.

### **The location..**

Hornby is an idyllic river side village in the ever popular Lune Valley. The apartment is a short walk of the village amenities which include a great cafe, a convenience store, post office public house and nursery. Scenic strolls around the river are available and there are regular bus services to Kirkby Lonsdale Lancaster and with great access to junction 34 of the M6 for the working professional, as well as the Yorkshire Dales and Lake District National Park.

### **The situation**

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

### **Services**

The property boasts gas central heating, double glazing, electricity and mains water and drainage.

### **Tenure**

The property is Leasehold with a title number of LA960211 and a balance of 999 years from the 1st of April 2004. The ground rent is £100 per annum with service charges at approximately £1316.40 per annum.

### **Council Tax**

Band C via Lancaster City Council.

### **Viewings**

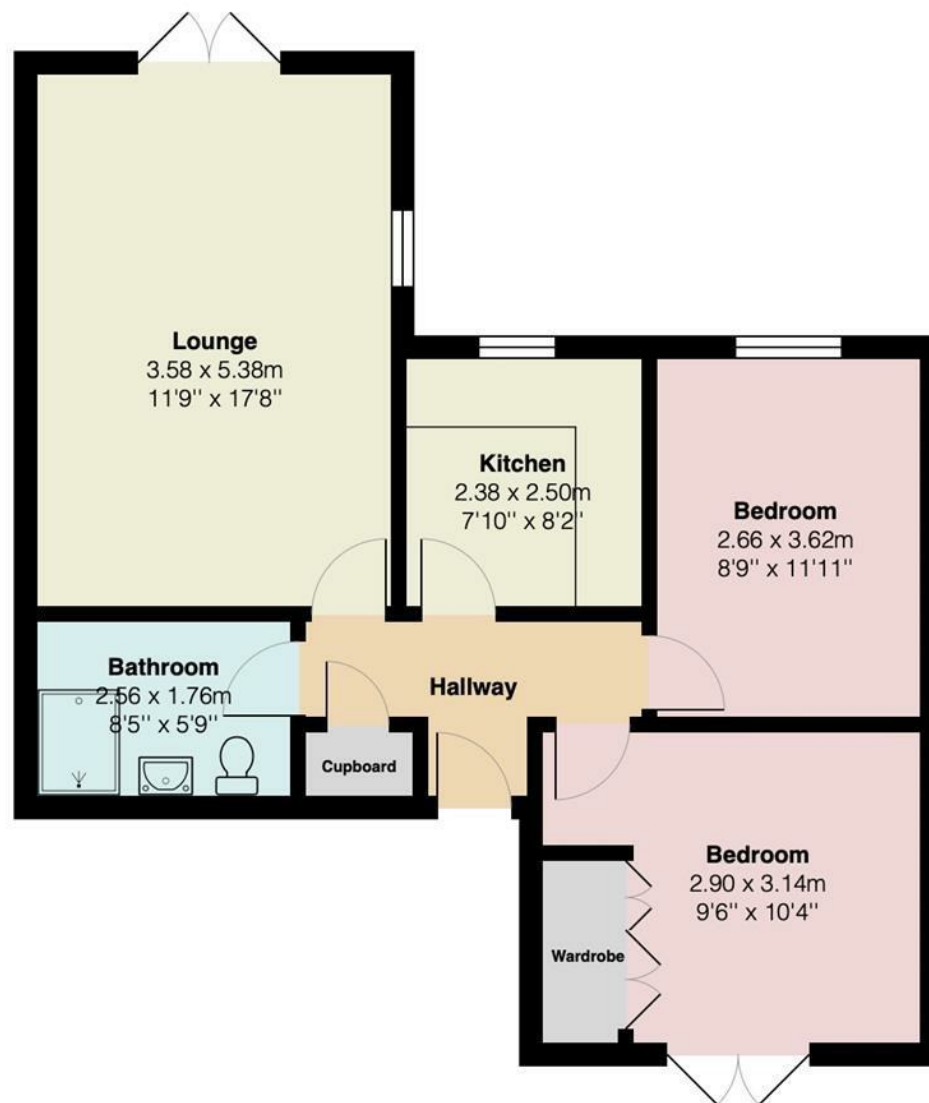
Strictly by appointment with Houseclub Estate Agents.

### **Energy Performance Certificate**

Available online with any additional queries to please be directed to our sales office.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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