





## Inside The Home

Accessed via a communal Entrance, the apartment is positioned on the second floor and benefits from a private Entrance Hall which separates the front door from the main landing. An intercom system provides added security as well as easy access for guests visiting. The open plan living perfectly blends modern living with comfort and convenience. The open-plan Kitchen Dining area offers a practical and sociable space, fitted with a range of wall and base units with complementary worktops over and fitted appliances including a four ring gas hob with extractor above and an oven below, with a freestanding washing machine and an under counter fridge included within the sale.

Two well-proportioned Bedrooms can be found, with one of the rooms benefitting from a useful built-in storage cupboard providing additional storage, completed by a three-piece modern Bathroom suite. The accommodation features laminate flooring in the living areas and carpeted flooring in the bedrooms. Overlooking the car park, the apartment enjoys a pleasant open aspect and a quiet outlook. With its low-maintenance finish and functional layout, this property would make an ideal rental investment (previously let for £800pcm) or an excellent home for professionals seeking convenient living. Offered to the market with No Chain.

## Let's Take A Closer Look At The Area

Situated in the heart of Lancaster, this apartment offers unbeatable access to the city's vibrant mix of restaurants, cafes, shops, and bars perfect for those who enjoy a lively atmosphere just steps from their doorstep. Whether you're grabbing a coffee on the go or enjoying an evening out, everything you need is within easy reach. For professionals, the property is ideally located for work, with excellent transport links including the M6 junctions 34 and 33, as well as the Bay Gateway, providing quick and convenient access to the wider region. Lancaster train station offers direct access to the West Coast Mainline perfect for those who commute.

## Let's Step Outside

The property boasts an allocated car parking space in the residents secure car park, sign posted as 10R.

## Services

The property is fitted with a modern gas central heating boiler installed in October 2021, and has mains electric, mains gas, mains water and mains drainage.

## Tenure

The property is Leasehold - Held on a balance of 250 years from the 1st January 2002. With an annual ground rent of £154.18 and annual service charge of £1290.48, which covers maintenance of the communal areas and buildings insurance to name a few. Title number: LA922446.

## Council Tax Band

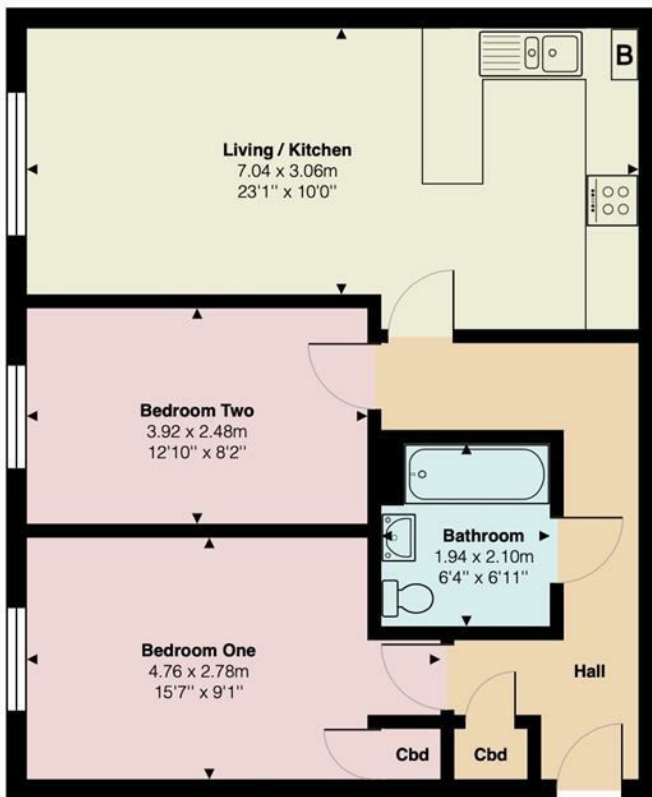
This home is Band B under Lancaster City Council.

## Viewings

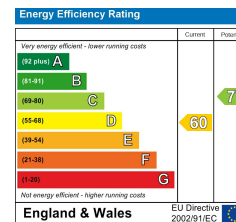
Strictly by appointment via Houseclub Estate Agency.







Total Area: 60.8 m<sup>2</sup> ... 655 ft<sup>2</sup>



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