





### **The accommodation**

Situated on the first floor in this charming development and with its own front door, the accommodation is intelligently designed and ready to move into. With two well proportioned Bedrooms, a fitted Shower room, a spacious yet cosy Living Room and a modern fitted Kitchen it has more than enough accommodation for a retiree to thrive in, whilst remaining relatively easy to maintain. The Kitchen, is fitted with a Howdens shaker style Kitchen, and boasts wall and base units with complementary worktops over and integrated appliances which include an electric oven with a gas hob and overhead extractor. The finish is complemented with laminate up stands, ceiling spot lighting and a wealth of electricity points. The property also comes with handy loft storage. well maintained communal gardens, gorgeous views bringing natural light throughout the day and private parking just by the front door.

### **The location**

The attractive property benefits from being within a short distance of a wide range of amenities and sits in an ideal position for access to the nearby city of Lancaster and the delightful Morecambe Bay. A multitude of high street shops, restaurants, bars and supermarkets are all within easy reach, as well as the Royal Infirmary and a handy West Coast mainline railway station. For commuters, junction 34 of the M6 lies just five minutes away and the property doubtlessly acts as a good base for the Lake District National Park, the Forest of Bowland and the western Yorkshire Dales for those who enjoy scenic walks as retirement approaches.

### **The situation**

The property is offered for sale with no onward chain. Full vacant possession is available.

### **Services**

The property is serviced with gas, electricity, mains water and drainage.

### **Tenure**

The property is leasehold with title number LAN103441, held on a balance of 125 years with 85 years remaining. The ground rent is one peppercorn (nil) and the service charges are £1439.85 per annum.

### **Council Tax**

Band B via Lancaster City Council.

### **Viewings**

Strictly by appointment with Houseclub Estate Agency.

### **Energy Performance Certificate**

Will be available online - contact our office if further details are required.







Total Area: 62.1 m<sup>2</sup> ... 669 ft<sup>2</sup>

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>			
(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			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC

# Your Award Winning Houseclub

