

HOUSECLUB
ESTATE AGENCY

6 The Colonnade, Lancaster, LA1 3FP

£159,000









Inside The Home

Entry is via a wooden internal door, the apartment opens into a useful porch area, providing a practical separation from the main complex landing area offering additional privacy. The property is well maintained throughout and features a spacious open-plan living area, comprising a modern kitchen, dining space, and lounge. This bright and versatile reception room benefits from a Juliette balcony, allowing for plenty of natural light and a pleasant outlook. There are three bedrooms in total, including two well-proportioned double rooms and a single bedroom, ideal for use as a home office, nursery, or guest room. The master bedroom further benefits from its own Juliette balcony and a private en-suite shower room. The family bathroom is fitted with a three-piece suite, finished in a clean and functional style. Additional storage is provided by a handy cupboard located in the hallway, perfect for keeping household items and coats neatly tucked away.

Overall, this apartment offers comfortable and convenient living, making it an ideal purchase for professionals seeking a city centre base, first-time buyers, or those looking to downsize.

Let's Take A Closer Look At The Area

Surrounded by the perfect blend of town and country, this beautiful home benefits from the quiet sanctuary of Standen Park. This once former hospital stands proud on the outskirts of Lancaster and provides open communal lawns perfect for exploring. Situated at the rear of the development, there are handy pathways linking access towards the park and town, with a breadth of independent shops, pubs and eateries. With a West Coast mainline train station located in Lancaster City Centre, access public transport and the M6 motorway providing access further afield.

Let's Step Outside

To the front of the property, an allotted off road parking space for one car can be found, with ample additional parking provided on this private development. Benefitting from communal grounds offering multiple points of interest including open lawned areas and the feature waterfall statue located in the Piazza, this provides purchasers with many different backdrops to enjoy a luxurious stroll through well manicured grounds and Iconic locations such as Williamson Park.

Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Leasehold. Title number: LA927643 on a balance of 250 years from 2002. Ground rent £75 a year and service charges circa £165 per month.

Council Tax Band

This home is Band C under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase











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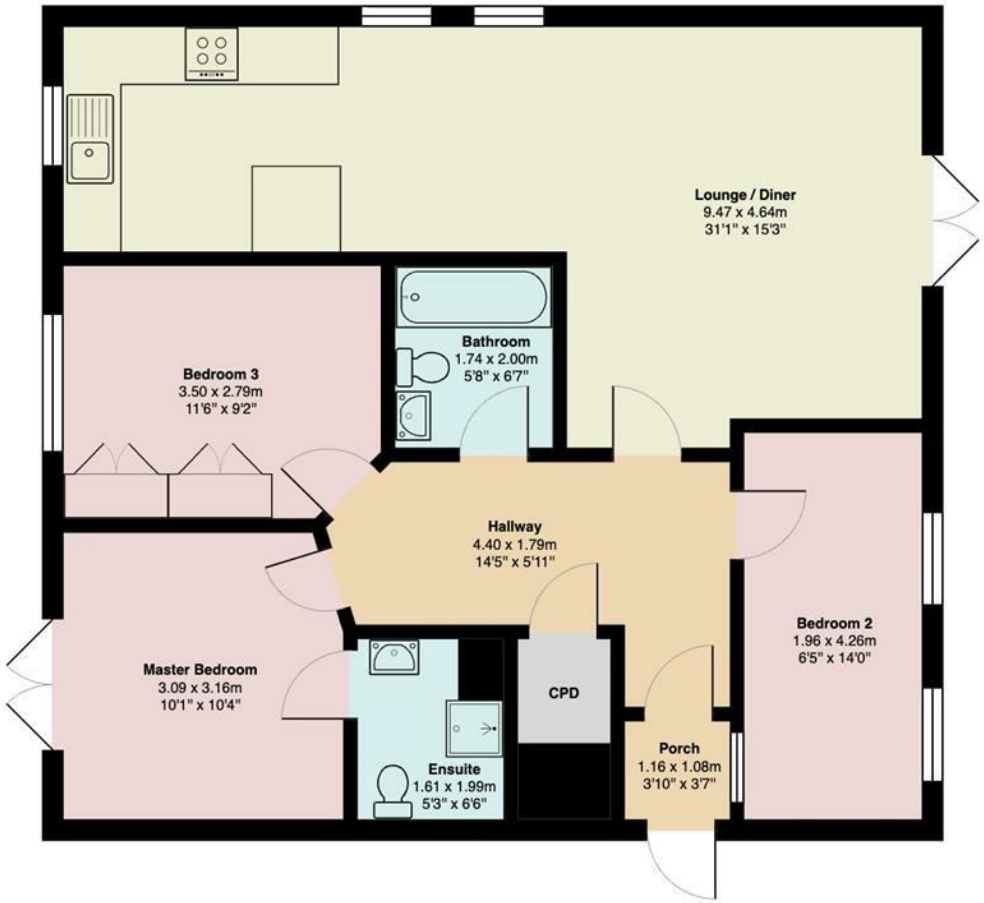

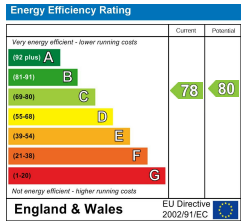

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