







### The accommodation

The property is accessed from St Georges Quay and the charming lounge boasts stunning stone flooring and a feature wood burning stove. Beyond that the kitchen with a continuation of the stone flooring hosts wall and base units with laminate work top surfaces and there is space for a host of appliances. The kitchen offers access to the cellar. On the first floor is a three piece bathroom suite and a double bedroom which is where the view of the River Lune really starts to become a focus. The top floor which is the full length and width of the property, is the home to bedroom two.

### Lets look outside..

A small courtyard is visible from the back door which allows access to steps leading to the communal (for this terrace) gardens. Parking to the front and on the quay generally is via permit.

### The location

Situated in a convenient location, the property lies in a perfect position to access the wide range of amenities that the historic city of Lancaster has to offer. A multitude of high street shops, restaurants, bars and supermarkets are all within easy reach, as well as highly regarded schools, the Royal Infirmary and a handy West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city including routes to the universities of Lancaster & Cumbria, and further afield, the M6 motorway lies just over two miles away.

### The situation

The property is available with full vacant possession and no onward chain.

### Services

The property is serviced with gas (Vaillant boiler in the bathroom), electricity, mains water and drainage.

### Tenure

The property is freehold with title number LA628611.

### Council Tax

Band B via Lancaster City Council.

### Viewings

Strictly by appointment with Houseclub Estate Agents.

### Energy Performance Certificate

Available online - contact our office with any additional queries.

### Additional information

The wood burning stove may need some maintenance work and any buyer is advised to have this checked prior to exchange of contracts.

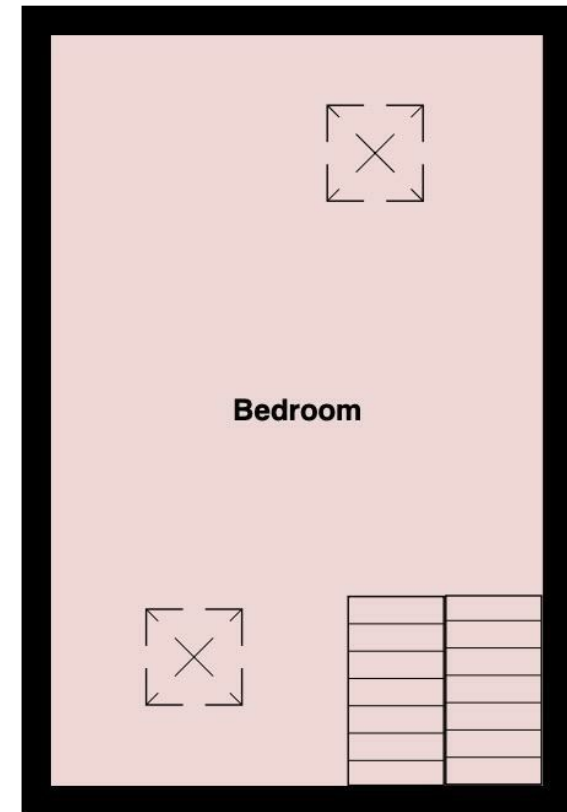
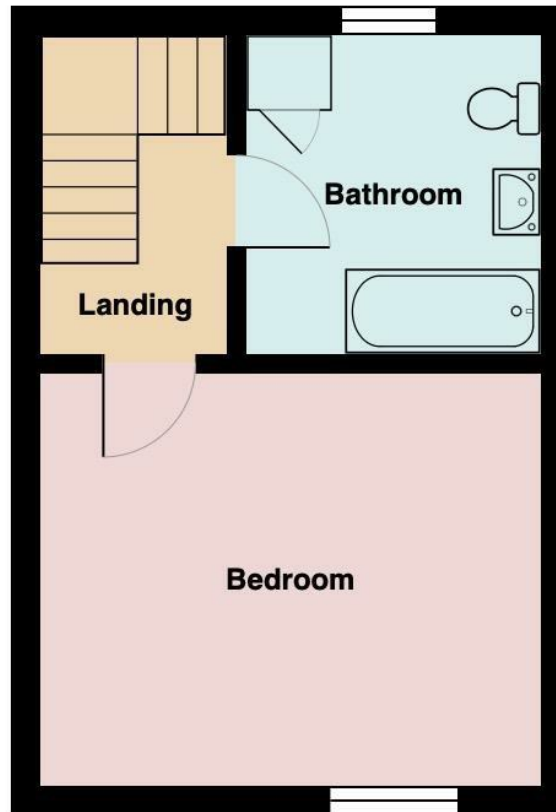
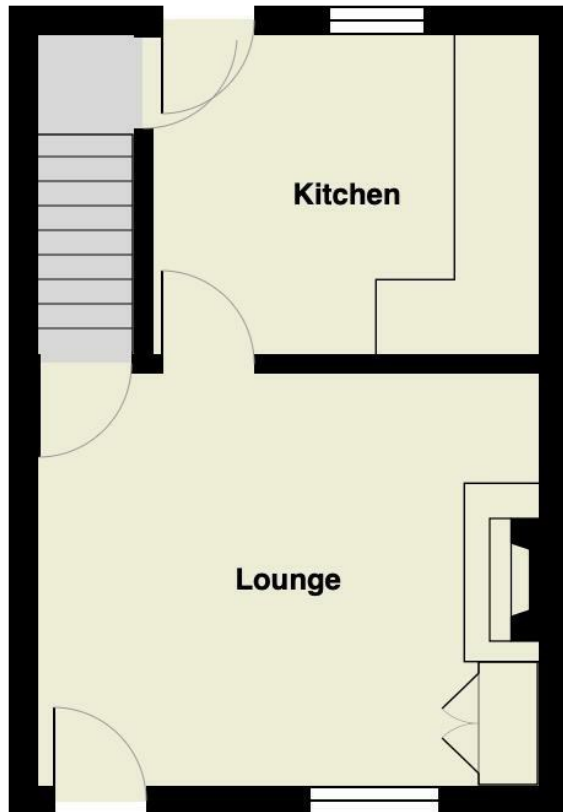












Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>52</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

# Your Award Winning Houseclub

