





## Inside The Home

Accessed via a communal entrance, the flat 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 and peace of mind. The accommodation is well laid out and easy to maintain, with laminate flooring throughout creating a modern, cohesive feel. The open-plan kitchen and dining area offers a practical and sociable space, with ample work surfaces and designated space for a washing machine, fridge and freezer, making it ideal for everyday living. The property features two well-proportioned bedrooms, one of which benefits from a useful built-in storage cupboard, enhancing practicality. The three-piece bathroom suite is neatly finished and well maintained. Overlooking the car park, the flat 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 or an excellent home for professionals seeking convenient apartment living.

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

Situated in the heart of Lancaster, this flat 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 and commuting, 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.

## Let's Step Outside

The flat boasts an allocated car parking space in the residents secure car 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: LA932103 The annual ground rent is £154.18 and the annual service charge is £1290.48

## Council Tax Band

This home is Band A under Lancaster City Council.

## Viewings

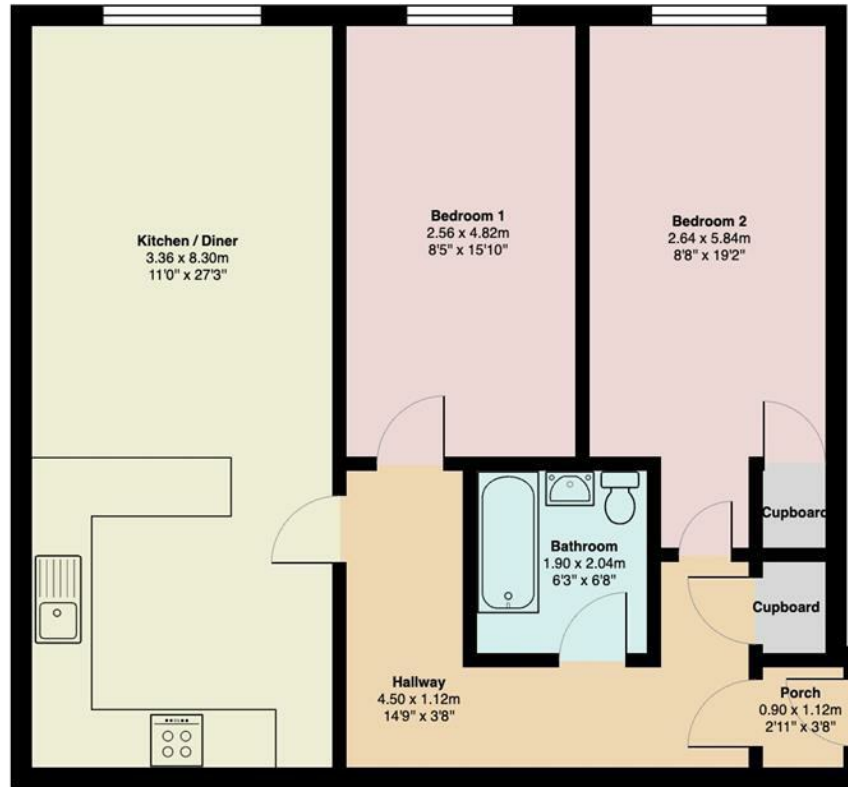
Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

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







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>		78	78
(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	

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