





## Inside The Home

Situated on the top floor, this well-presented apartment offers bright and spacious accommodation throughout, making it an ideal purchase for first-time buyers, investors or those seeking a low-maintenance home. The property is entered via a welcoming entrance hall, which benefits from a large storage cupboard and an electric storage heater, providing useful additional space for everyday household items. The master bedroom is a generous double room featuring a double-glazed window to the front aspect, enjoying pleasant views across Lancaster. The second bedroom is a comfortable single room with a built-in cupboard/wardrobe and a window overlooking the rear aspect. The shower room is fitted with a modern three-piece suite comprising a large shower cubicle, low-flush WC and vanity unit incorporating a wash hand basin. The room is further enhanced by tiled flooring and a window to the rear elevation. A particular feature of the apartment is the spacious dual-aspect kitchen, which enjoys windows to both the front and rear, allowing for an abundance of natural light. The kitchen is fitted with a range of modern base and wall-mounted units, a four-ring electric hob with fan oven beneath, plumbing for a washing machine, space for a fridge freezer and a sink with drainer unit. An electric hot water heater serving the sink is conveniently located beneath the worktop. The room also benefits from an electric storage heater and ceiling lighting.

This spacious apartment offers well-proportioned accommodation, excellent storage and attractive views, making it a superb opportunity for a range of buyers.

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

Lunesdale Court sits within the Freehold area of the city and is within walking distance of the city centre. The Royal Lancaster Infirmary, the University of Cumbria, Williamson Park and the Ashton Memorial are all walkable and there are superb transport links, landmarks and amenities aplenty. The Train Station sits on the West Coast mainline meaning a number of highly popular cities are a direct train away. Junctions 34 of the M6 and the Bay Gateway Heysham M6 link are a short drive away too. The city hosts a wide range of shops, bars and restaurants. Schooling must also not be underrated here with many highly rated options available in close proximity.

## Let's Step Outside

The property benefits from having a single garage, along with the well maintained communal areas there is additional parking on the road to the front and in the car park to the rear.

## 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: LAN279022. Leasehold term is 999 years with 956 remaining. Fee's £660 twice yearly for service charge or £110 per month , peppercorn ground rent. Management company is RP Taylors in Lancaster.

## Council Tax Band

This home is Band A under Lancaster City Council.

## Viewings

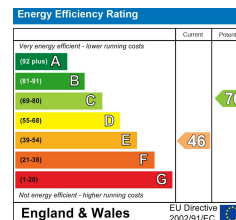
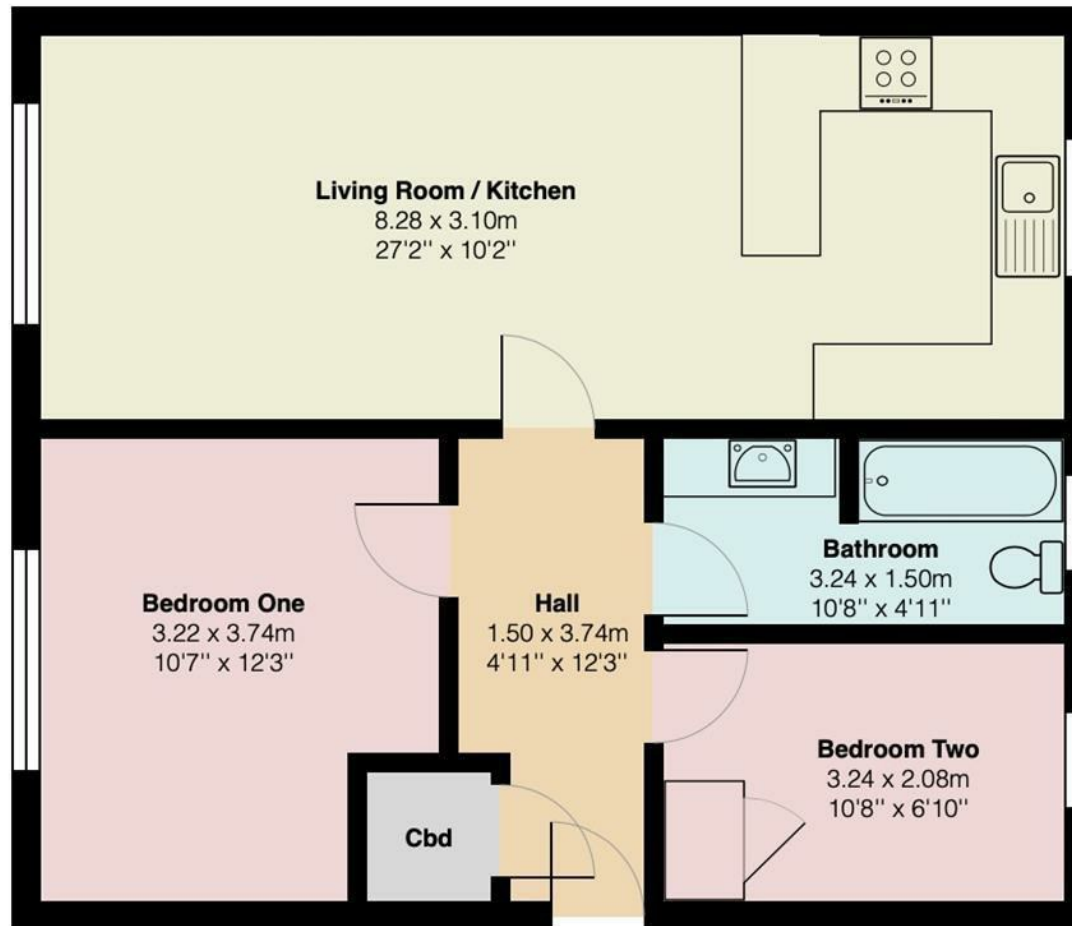
Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

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