







### Inside The Home

Upon entry the welcoming hallway provides access to the versatile accommodation which comprises a lounge, bathroom, fitted kitchen, two bedrooms and a multi-functional additional room which could easily be either a lounge or third bedroom. Tastefully appointed throughout and with spacious and well proportioned accommodation it would suit a wide range of potential buyers.

### Let's Step Outside

The property sits within communal grounds with a first come, first served car park.

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

A desirable location, the apartment sits in an ideal position to access the wide range of amenities that the historic city has to offer. A wealth of high street shops, ample restaurants, bars and supermarkets are all within easy reach, as well as highly regarded schools, the award winning university of Lancaster, Lancaster Golf Club, the Royal Lancaster Infirmary and the handy West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city and further afield, the M6 motorway lies just over three miles away.

### Services

The property is serviced with gas, electricity, mains water and drainage. The Ideal boiler is situated in the kitchen and the flat benefits from an intercom system.

### Tenure

The property is Leasehold with a balance of 125 years commencing on 30/6/15. Service charges were payable at £1241.11 in 2025 and that includes maintenance of communal areas and building insurance. There is an additional charge of £200 to cover the shared cost of gas and electric. The ground rent is £233.80 In 2026 but will rise in 2031 in line with the RPI.

### Council Tax

The property is band A via Lancaster City Council.

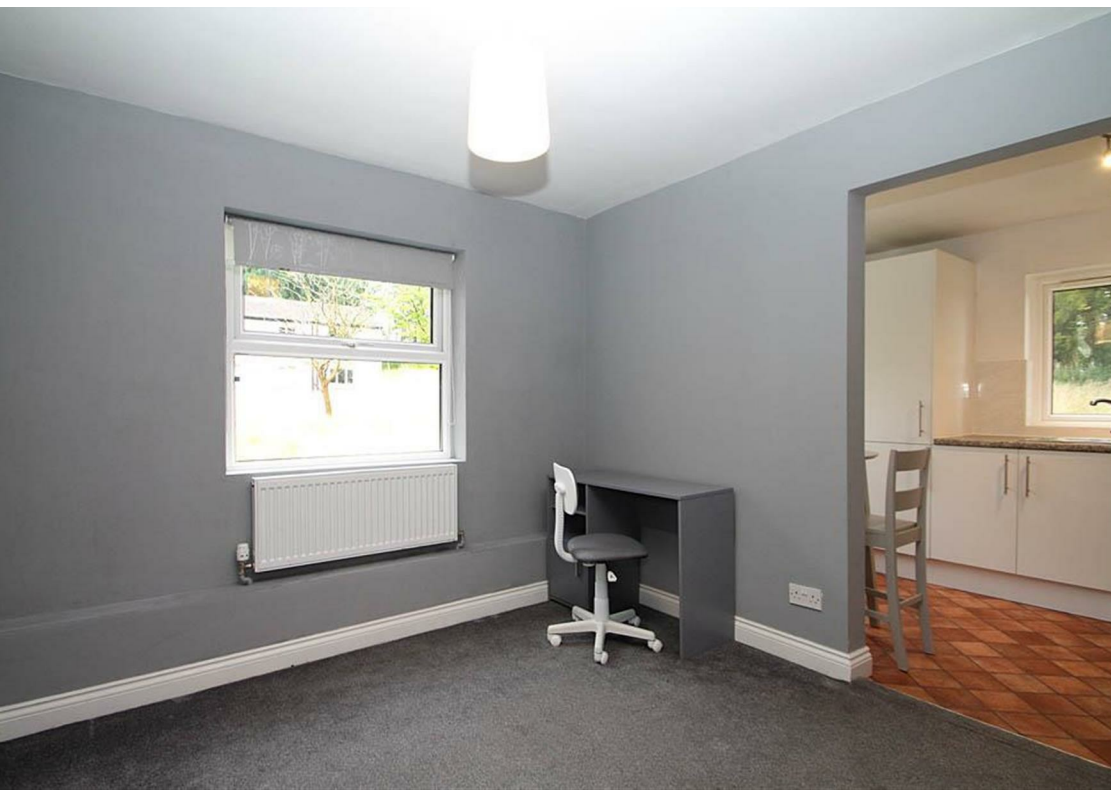
### Viewings

Strictly by appointment via Houseclub Estate Agency office.

### Energy Performance Certificate

The property is a good C rating with full certificate available online or via our office.













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		

England & Wales EU Directive 2002/91/EC

# Your Award Winning Houseclub

