

HOUSECLUB
ESTATE AGENCY

1, Victoria Court Ashton Road, Lancaster, LA1 5FD

Price £129,950









The accommodation
The ground floor apartment is accessible from the communal areas and you'll be greeted by the welcoming hallway upon entry. With tasteful, neutral decor throughout the apartment has three well proportioned bedrooms, a modern bathroom, a sleek and stylish kitchen and a spacious yet cosy lounge.

The kitchen
A very nicely presented kitchen with wall and base units with laminate work top surfaces, a single sink and drainer, an electric oven and hob with an overhead extractor, an integrated fridge and freezer and space for a washing machine.

The bathroom
A three piece contemporary suite comprising a panel bath with an overhead shower to mixer taps, a vanity wash hand basin, a low flush WC and a chrome heated towel rail.

Let's step outside
The property has access to communal grounds and parking and is set close to idyllic countryside.

The location
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 multitude 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 straight along the A6 or via the more scenic route round the country lanes into Galgate.

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

Tenure
The property is leasehold with a title number of LAN167504. The lease is for 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 set at £233.80 In 2026 but will rise in 2031 in line with the RPI.

Council Tax
Band A via Lancaster City Council.

Viewings
Strictly by appointment with Houseclub Estate Agents.

Energy Performance Certificate
Rated C - The EPC is available online. For any additional queries please contact our sales office.

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

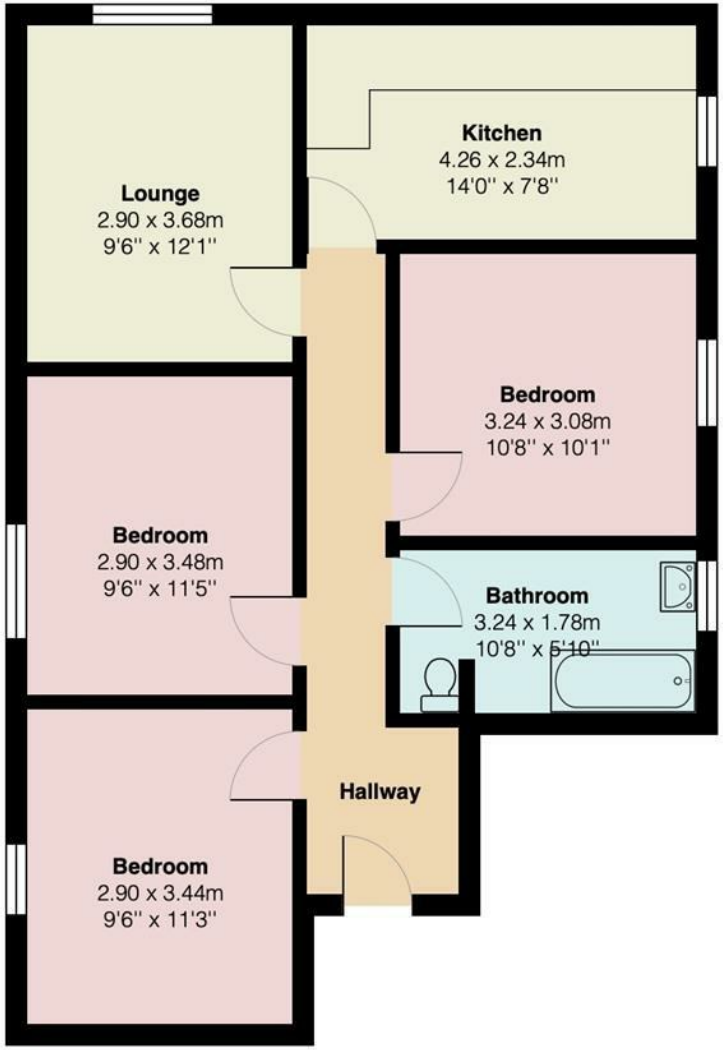


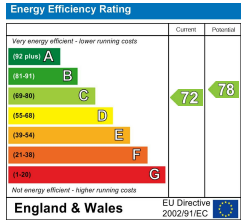







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