





The location..

The courtyard of five which hosts this property is just off the A6 at Bay Horse, between Lancaster and Garstang. Heading south, Potters Brook is a right hand turn and the courtyard is immediately on your left hand side. The apartment actually fronts on to the A6. The location is fantastic. Lancaster University is a short drive away and the Royal Lancaster Infirmary and Lancaster city centre are a very simple drive in along the A6. For those who commute further, M6 junction 33 is within a three minute drive and Preston, Garstang and even Blackpool and the Fylde Coast can be reached quite easily by car.

The accommodation

This first floor flat with its own front door has a spacious open plan dining kitchen and two bedrooms and a family shower room. The kitchen has wall and base units with laminate for, top surfaces, tiled splash backs and a stainless steel sink and drainer. Neatly finished throughout it should suit a wide range of potential homeowners

The current set up

The property is in the process of having a lease set up with terms to follow on. Currently part of the freehold of the wider development it is anticipated that the four apartments will each become leasehold on a long lease. There are two lawned areas within the development and the apartment will have access to both under the terms of the lease. There will also be two allocated parking spaces for the apartment within the development.

Services

The property has electric heating, mains water and a septic tank for drainage.

Tenure

The property is currently within the wider freehold title of LA803552 but work is afoot to make the individual apartments leasehold on a long lease.

Council Tax

Band A via Lancaster City Council

Viewings

Strictly by appointment with Houseclub Estate Agents.

Energy Performance Certificate

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

Available online with further information available, if required, via our sales office.







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

75

58

EU Directive 2002/91/EC

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