

HOUSECLUB
ESTATE AGENCY

Flat 3, Cunningham Court Ashton Road, Lancaster, LA1 5FF

Price £120,000









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.

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

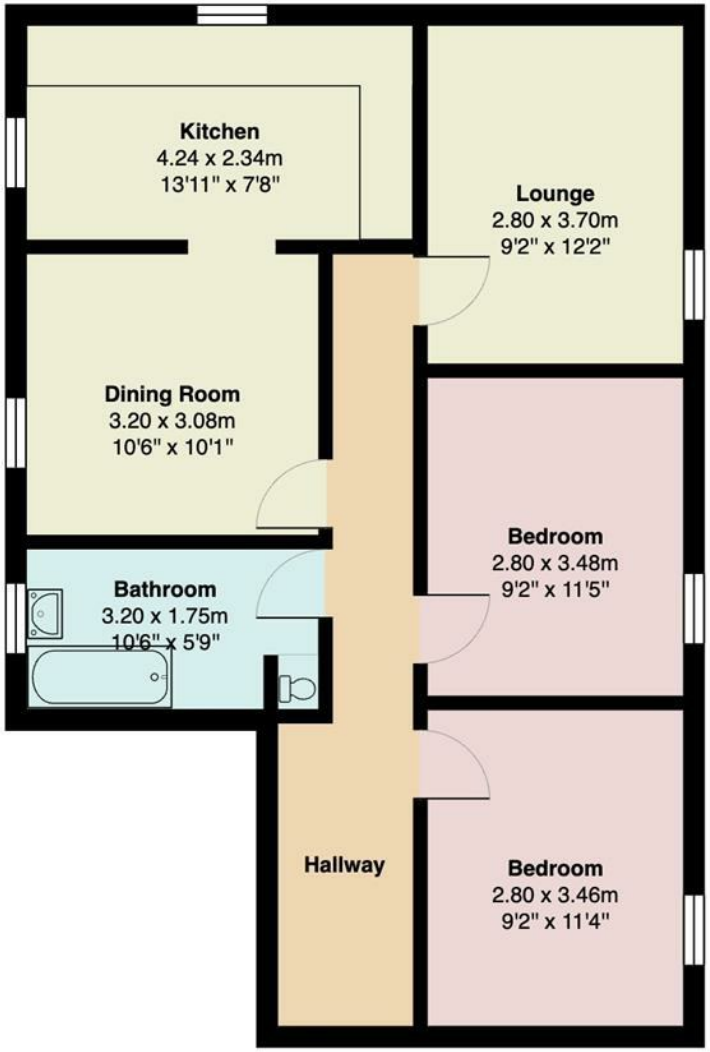


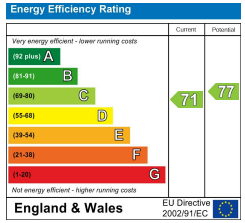





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