

**Guide Price  
£155,000**

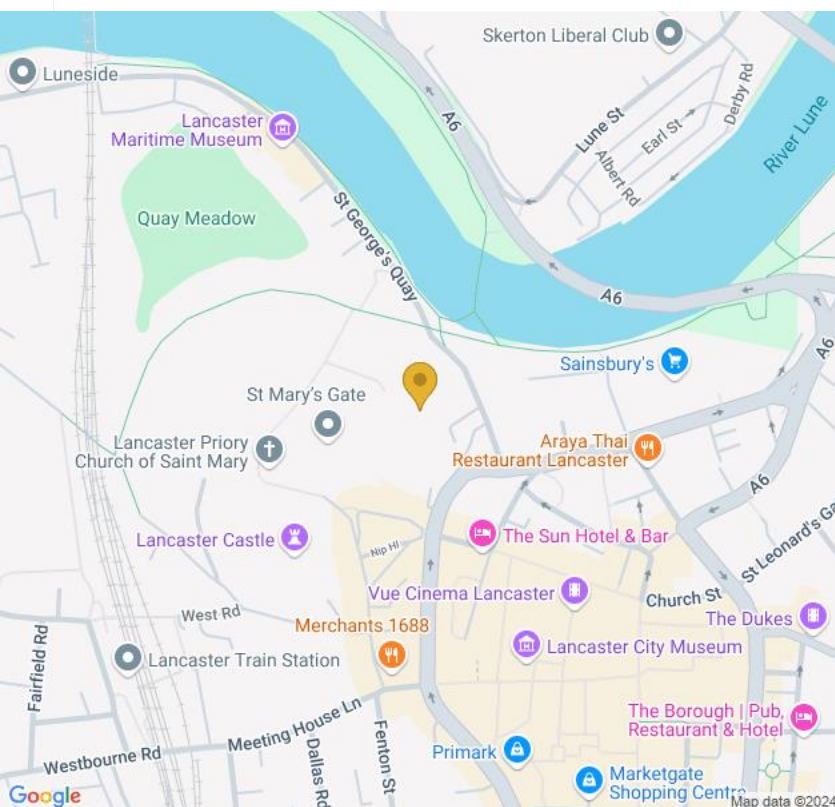
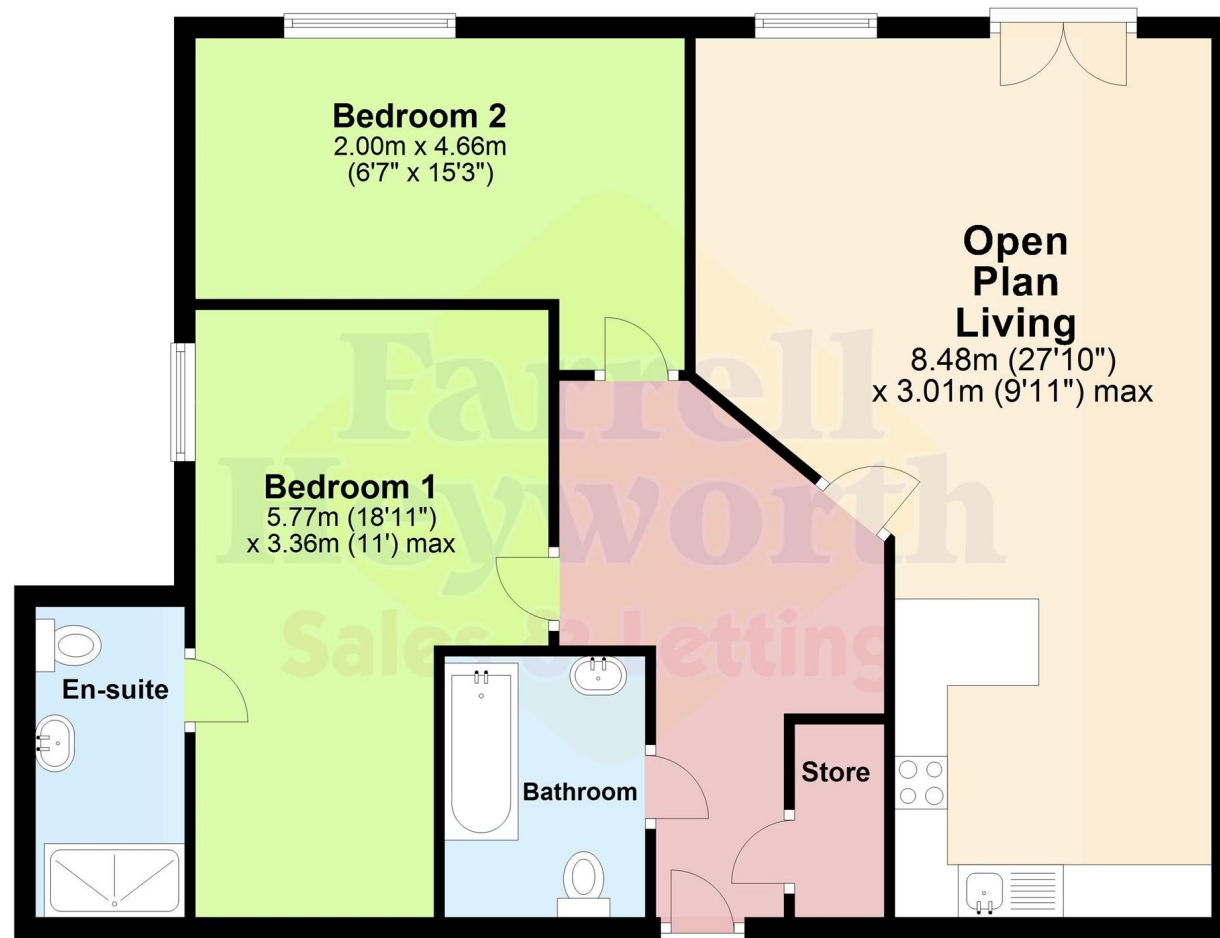
Lune Square, Lancaster  
LA1



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Open Plan living with Fitted kitchen and Lounge Area**
- **Great Views over the River Lune**
- **Allocated Parking, Being Sold With Tenant In Situ**
- **Electric Heating and Double Glazed**

**EPC C**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)



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Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





Fantastic opportunity to purchase this wonderful first floor flat in the heart of Lancaster, to be sold with tenant in situ - an ideal investment property!

The internal accommodation briefly comprises; entrance hallway, inner hallway, lounge, kitchen, bathroom and two number bedrooms with one having an en-suite.

Externally the property has allocated parking.

Viewings are highly recommended to appreciate this superb property on offer.

Tenure: Leasehold  
Leasehold information: Terms: 999 years from 1st January 2004  
Current Ground Rent: £150 per annum  
Current Service/Maintenance Charges: £1464 per annum

Council Tax: Band D



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QUALITY

A photograph of a bathroom. It features a white bathtub with a glass shower enclosure, a white toilet, and a white pedestal sink. The walls are covered in white tiles, and there is a small white storage unit next to the toilet.

Buying or selling a home?

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