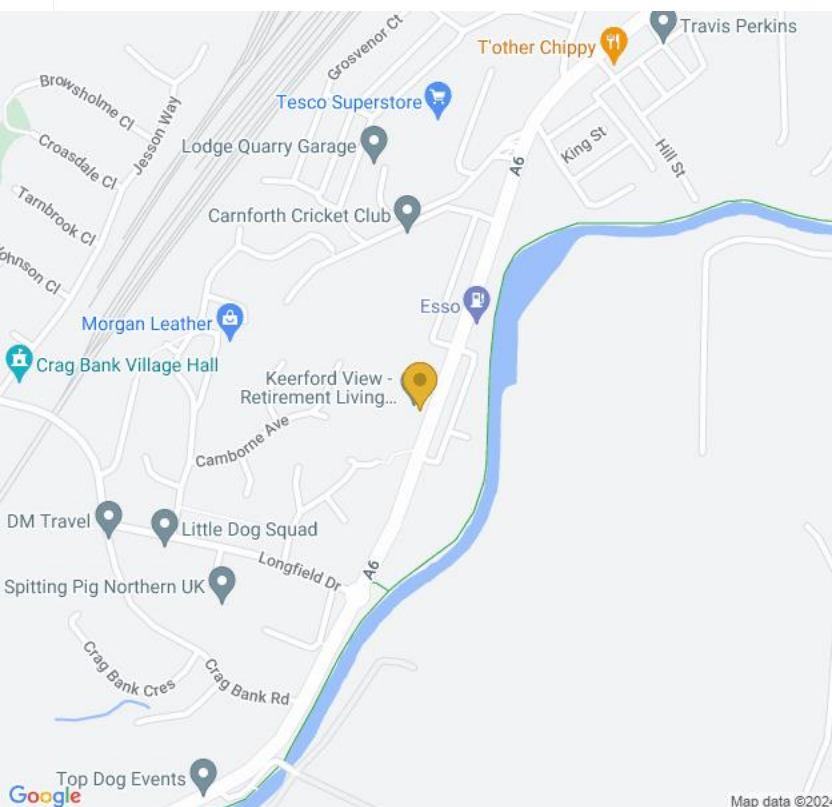


**£200,000**

152 Lancaster Road,  
Carnforth LA5

**Farrell  
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Lancaster LA1 1EG**

**Tel: 01524 736777  
Email: [carnforth@farrellheyworth.co.uk](mailto:carnforth@farrellheyworth.co.uk)  
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- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Two Bedroom Ground Floor Retirement Apartment**
- **Spacious Lounge, Two Double Bedrooms, Modern Shower Room**
- **En-suite Master Bedroom, Great Location Allocated Parking**
- **Please Call To Avoid Missing Out**

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.

Company Details - Farrell Heyworth Limited.

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

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

**EPC B**

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





We are delighted to offer for sale this two bedroom ground floor apartment situated in a well presented retirement home in the heart of Carnforth town centre.

The property comprises of a communal entrance via a key fob entry point. Access to lifts within the apartment complex and communal areas located on the ground floor.

The apartment comprises of a good size entrance hallway, spacious reception room. The kitchen is located off the reception room and comprises of wall and base units, sink base unit, oven and hob.

There are two good size double bedrooms with a walk-in closet and an en suite to bedroom one, there is also a modern shower room.

Tenure: Leasehold  
Leasehold information: Terms: 999 years from 1st June 2017  
Current Ground Rent: £495 per annum  
Current Maintenance/Service Charges: £4158.72 per annum

Council Tax: Band C



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MAB 6451









