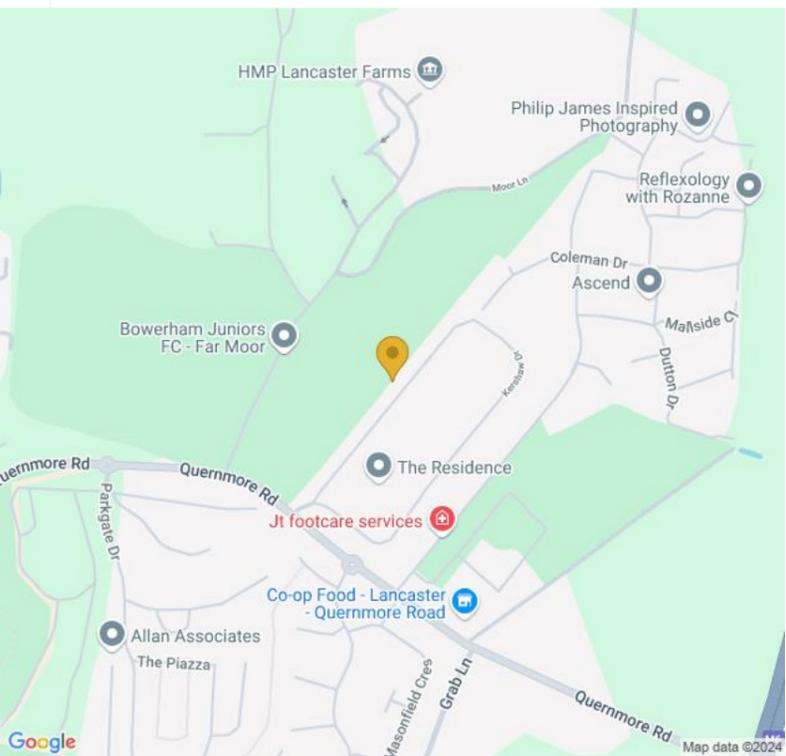




**O.I.R.O**  
**£220,000**

Kershaw Drive, Lancaster  
LA1



**Lancaster**  
**18 New Street**  
**Lancaster LA1 1EG**

**Tel: 01524 842222**  
**Email: lancaster@farrellheyworth.co.uk**  
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- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Two Bedroom First Floor Apartment In Popular Area**
- **Spacious Open Plan Lounge & Dining With a Modern Fitted Kitchen**
- **Master Bedroom with Ensuite, Two Allocated Parking Spots**
- **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 C**

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Fantastic opportunity to purchase this two bedroom apartment which is light, spacious and is a must view for anyone looking for a property in the prestigious development of 'The Residence'.

The property is ready to move into and briefly comprises; entrance hallway, inner hallway, a stunning open plan lounge, a modern kitchen, two double bedrooms, one with en suite shower and a modern bathroom.

Externally the property has communal gardens and allocated parking.

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

Tenure: Leasehold  
 Leasehold information: Terms: 250 Years from 1st January 2014  
 Current Ground Rent: £250 Per Annum  
 Current Service/Maintenance Charges: £2500 Per Annum

Council Tax: Band C



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