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Company Details - Farrell Heyworth Limited.

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

Registered in England No. 3798432

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O.O
£199,950

Spruce Avenue, Lancaster
LA1

Farrell
Heyworth
Sales & Lettings



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Two Bedroom First Floor Apartment In South Lancaster**
- **Spacious Lounge, Two Double Bedrooms, Two Bathrooms**
- **Modern Kitchen, Allocated Parking, Great Location**
- **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.

EPC C

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A fantastic opportunity to purchase this two bedroom, first floor flat.

The property is immaculately presented and is situated in popular residential location in south Lancaster.

On internal inspection the property briefly comprises; entrance hallway, inner hallway, spacious lounge, a modern, fitted kitchen, two bathrooms and two double bedrooms.

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: 999 years from 1st April 2001
Current Ground Rent:
Current Maintenance/Service Charges: £250 per calendar month
Council Tax: Band C



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