

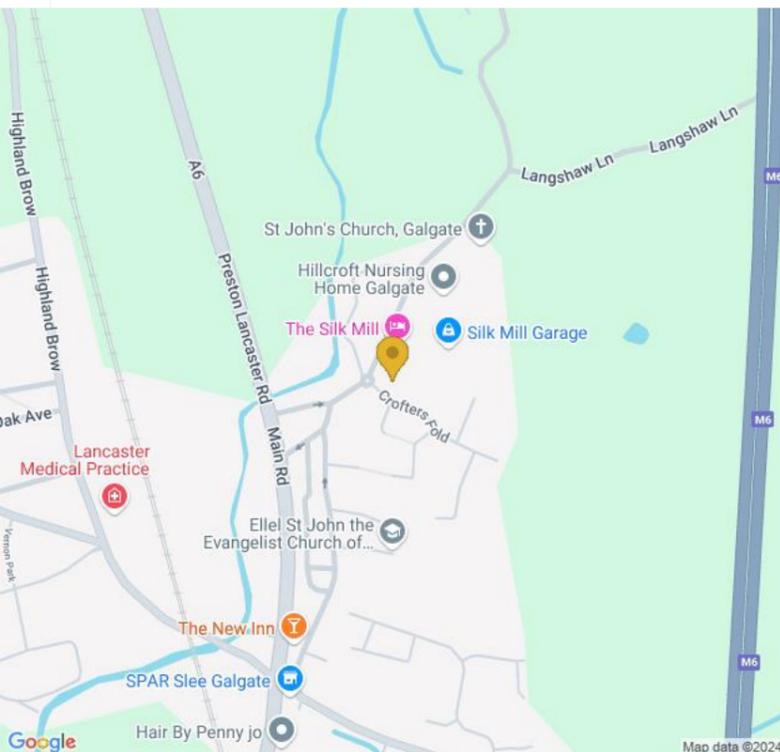
## Ground Floor



**£110,000**

Chapel Lane, Galgate,  
Lancaster LA2

**Farrell  
Heyworth**  
Sales & Lettings



**Farrell  
Heyworth**  
Sales & Lettings

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- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **One Bedroom Studio Apartment in Grade II Refurbished Silk Mill**
- **Compact Open Plan Living Space, Shower Room**
- **Various Communal Areas**
- **Great Location for Lancaster University & M6 Motorway, Bus Route**

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

**Pending EPC**

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



Fantastic investment opportunity to purchase this one bedroom, third floor apartment in a refurbished Silk Mill in Galgate.

The property is immaculately presented and is in a perfect location for Lancaster University and Motorway links.

On internal inspection the property briefly comprises a compact open plan living space/bedroom, kitchen area, and a bright, modern shower room.

The property has communal spaces, including a fantastic games room, laundry room, a bike store and gym.

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

Please note: the property is part of a student accommodation build.

Tenure: Leasehold

Leasehold information: Terms: 150 years from and including 1 January 2020 and to 30 December 2170

Current Ground Rent: £350 per year

Current Service/Maintenance Charges: £1098 per quarter

Council Tax: Band A



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