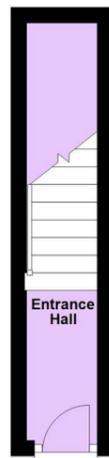


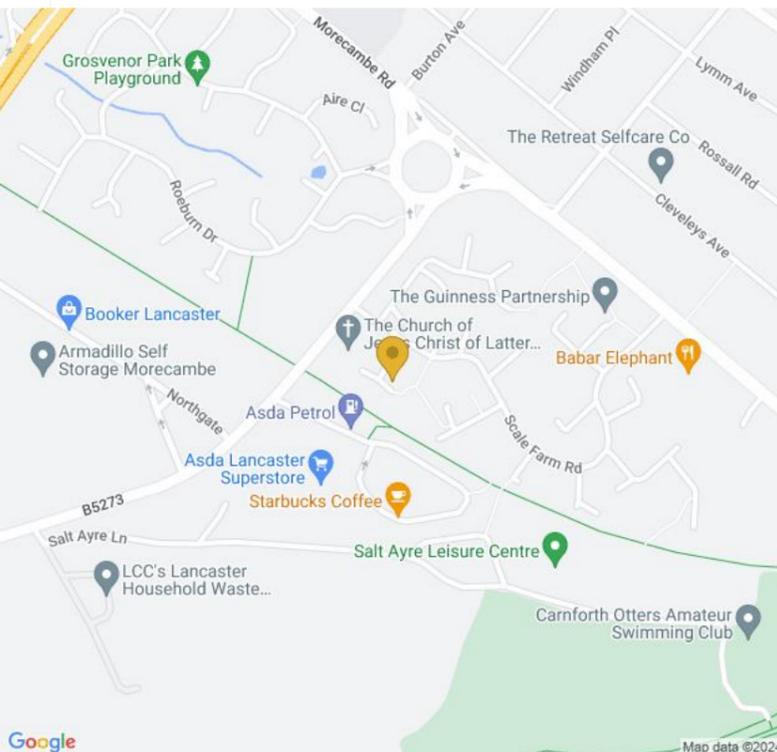
**£120,000**

Lancambe Court, Lancaster  
LA1

Ground Floor



First Floor



Lancaster  
18 New Street  
Lancaster LA1 1EG

Tel: 01524 842222

Email: [lancaster@farrellheyworth.co.uk](mailto:lancaster@farrellheyworth.co.uk)  
<https://www.farrellheyworth.co.uk/lancaster>



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Two Bedroom First Floor Apartment in Popular Area**
- **Spacious Lounge, Fitted Kitchen, Shower Room**
- **Allocated Parking, Located Close To Shops & Amenities**
- **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**

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



Fantastic opportunity to purchase this two bedroom first floor apartment, the property is ready to move into and is situated in the popular residential location of Scale Hall near Lancaster.

On internal inspection the property briefly comprises; entrance hallway, lounge, kitchen, shower room and two bedrooms.

Externally the property has communal gardens and allocated parking.

Ideally located with easy access to The Bay Gateway linking to M6 motorway, convenient access to Lancaster, Morecambe and a nearby Asda supermarket.

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

Please Note: This property is part of a deceased's estate and grant of probate may be required, until this has been granted a sale would not be able to proceed. All prospective purchasers should consider this before incurring any costs.

Tenure: Leasehold  
 Leasehold information: Terms: 999 years from 1 April 1984  
 Current Ground Rent:  
 Current Maintenance/Service Charges: £50 per calendar month  
 Council Tax: Band A



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