

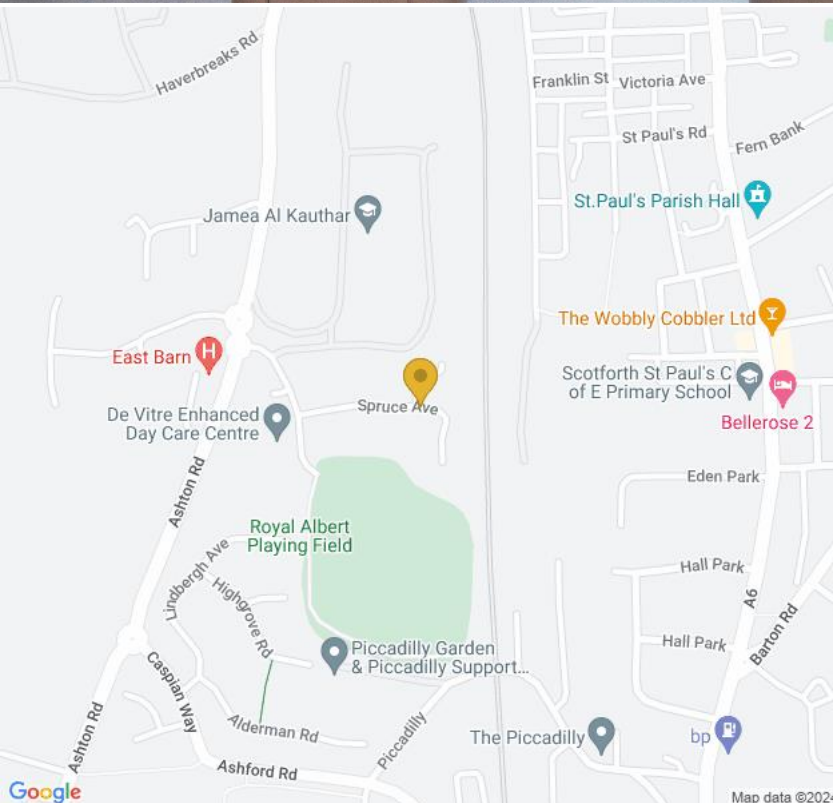
£190,000

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, Bathroom & En-Suite**
- **Modern Kitchen, Allocated Parking, Great Location**
- **Please Call To Avoid Missing Out**



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

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

On internal inspection the property briefly comprises; entrance hallway, inner hallway, spacious lounge, a modern fitted kitchen, a bathroom, en-suite 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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Registered in England No. 3798432

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

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.