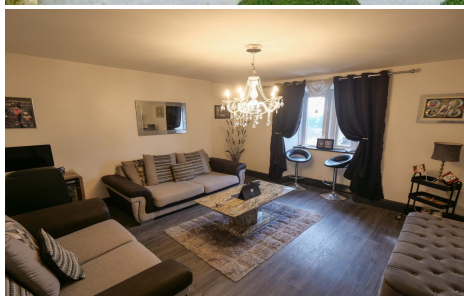


2 Bedroom Flat for Sale - £165,000

Brunton House, Scotforth Road, Lancaster, LA1 4TU



KEY FEATURES

- Two Bedroom Top Floor Apartment • Investment Opportunity • Current Yield Of 7.2% • Period Conversion • Balcony With Views Over Lancaster • Spacious Main Reception Room • Two Double Bedrooms • Modern Fitted Bathroom • Viewings Are Highly Recommended

Description

Jennings Estate Agents are delighted to bring to the market, this period conversion apartment. Located within the popular residential area of Lancaster. The apartment offers spacious accommodation throughout, and a balcony, with views overlooking Lancaster and towards Morecambe. The apartment is current rented for £1000 per calendar month, and generating a yield of 7.2%.

The property features; communal entrance with a secure intercom system. Entrance hallway, large main reception room and fitted kitchen. Sheltered balcony with a wonderful views. Two double bedrooms, and a modern fitted three piece bathroom suite.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on office@jeagent.com

Ground Floor

Communal Entrance - Secure entrance doorway and well presented foyer, with stairs leading to the apartments.

Second Floor

Entrance Hallway - Laminate flooring, intercom system and radiator.

Lounge - 13' 1" x 13' 7" (3.99m x 4.16m) Double glazed uPVC window to the front aspect. Double radiator. Laminate flooring.

Kitchen - 5' 9" x 10' 7" (1.77m x 3.23m) Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a stainless steel sink unit. Free standing cooker, with five ring hob and extractor fan. Space for a fridge freezer. Double glazed uPVC window to the rear aspect. Door leading to-

Balcony - 8' 9" x 7' 3" (2.68m x 2.23m) Sheltered balcony, with breathtaking views overlooking Lancaster and towards Morecambe Bay.

Master Bedroom - 10' 3" x 10' 2" (3.14m x 3.1m) Double glazed uPVC window to the front aspect. Radiator.

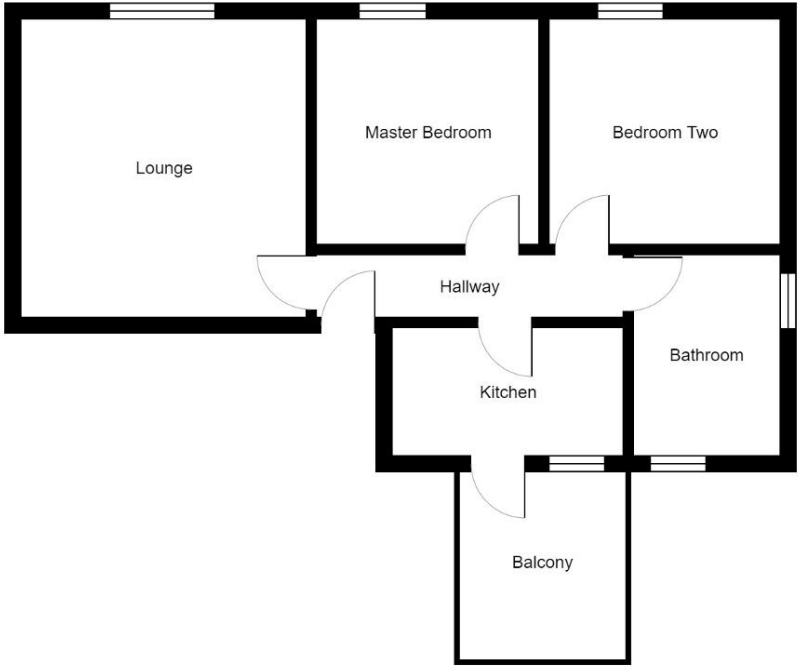
Bedroom Two - 10' 6" x 9' 11" (3.21m x 3.04m) Double glazed uPVC window to the front aspect. Radiator.

Bathroom - Three piece bathroom suite comprising: bath with overhead shower, wash hand basin and low level WC. Heated towel rail. Double glazed uPVC window to the side aspect. Space for a washing machine. Tiled flooring and down lights.





Brunton House, Scotforth Road, Lancaster, LA1 4TU



Second Floor

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	68 D
39-54	E		
21-38	F		
1-20	G		

Additional Information: We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, and fittings. All room dimensions and floor plans are measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars.

Fixtures and fittings may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.