



26 Lancambe Court, Lancaster  
Lancaster

£100,000









## 26 Lancambe Court

Lancaster, Lancaster

Charming ground floor flat in an Over-55s community. Modern kitchen, spacious lounge with patio doors to communal gardens. Convenient parking. No chain, great opportunity.

Council Tax band: A

Tenure: Leasehold

- Ground Floor Flat
- Over 55s Only
- No Chain
- Move In Ready
- Modern Kitchen & Bathroom
- Lounge Diner w/ Patio Doors
- Well Maintained Communal Gardens
- Block Paved Communal Parking
- Great Local Amenities
- Transport & Travel Links









### Welcome Home

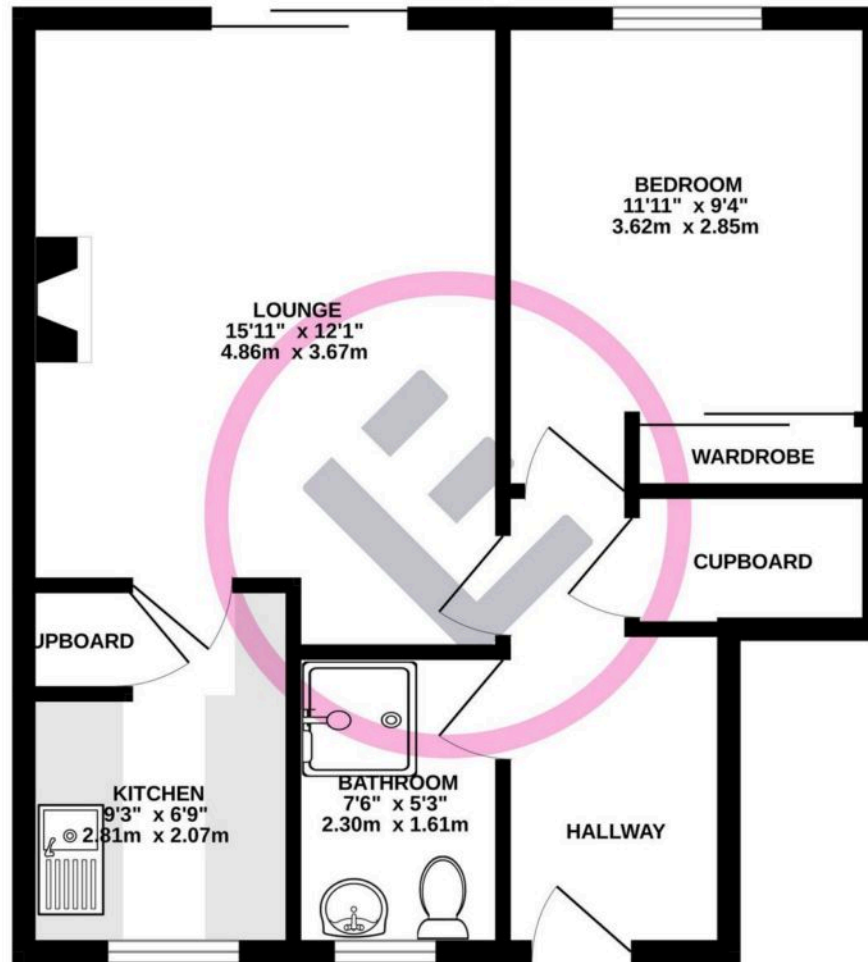
The front door opens to a generous and welcoming hallway. The whole flat is beautifully presented and offered for sale with no onward chain and ready to move in. The hallway is wide and welcoming with plenty of space and a large built in storage cupboard. The main accommodation is situated to the rear of the property benefitting from views over the garden. The lounge diner offers plenty of space to relax and to dine. Double glazed patio doors open to the rear garden and make the room light and bright. There is a modern focal fire. The kitchen opens from the dining area and looks out over the parking area and communal front garden space. The modern Vaillant Eco-Tech Pro combination boiler is wall mounted in a cupboard in the kitchen. Cream cabinets with a walnut effect worktop are complemented by cream wall tiling and slate effect flooring. The kitchen has a modern feel.

### Bedroom & Shower Room

The generous double bedroom looks out over the garden at the rear. There is space for a large wardrobe and plenty of space for additional furniture. The shower room is modern and, like the rest of the flat, move in ready. There is a corner shower enclosure, wash basin and low flush WC. The walls are fully tiled and the floor has a modern, wet room style, non slip floor covering.



GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 468 sq.ft. (43.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Lancastrian Estates

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