



Lancambe Court  
Lancaster  
Lancashire  
LA1 5TG

Offers in Excess of £76,000

bettermove 

# Lancambe Court

## Lancaster

Bettermove are proud to present this 1 bedroom ground floor flat in Lancaster available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the communal residents car park. The council tax band is A. The property is available for over 55's only.

This is a leasehold property with 959 years remaining on the lease; the ground rent is £10 per annum and the service charge is £50 per month.

The interior of this ground floor property comprises a spacious and open living room with French doors leading to the communal garden, fitted kitchen, bedroom and bathroom on the ground floor of this building. The exterior boasts a private rear garden, perfect for enjoying the summer months. The property has ample storage space throughout and an additional storage unit located next to the front door.

Located in the popular city of Lancaster, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Lancaster Train Station, the M6, the A683 and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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