



## Lancaster

£145,000

Flat G, 7 New Quay Road, Lancaster, LA1 5UZ

A beautifully presented top floor flat with views over the River Lune and located within a popular quayside development.

Open plan living spaces, high specification finishes, neutral décor and allocated parking create a turn key first home or investment potential.

Fabulous quayside walks on the doorstep and in close proximity to amenities, city life and great transportation links.

A wonderful opportunity awaits.

### Quick Overview

Beautifully Presented Top Floor Flat

Popular Residential Development

Ideal First Home or Investment Opportunity

Available Fully Furnished (by separate negotiation)

Quayside Location

Views of the River Lune

Open Plan Living Space

Allocated Parking Space

Close to Local Amenities and Transportation Links

Ultrafast 1000 Mbps\* Broadband



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Ultrafast  
Broadband



Allocated  
Parking

Property Reference: C2333



Open Plan Living



Kitchen



Open Plan Living



Living Room

**Location** Flat G, 7 New Quay Road is located just a stones throw away from the city centre and all local amenities including restaurants, shops, cafes, schools and bus station. For those looking to commute to London or Manchester the property is ideal with the train station also being within easy walking distance.

**Property Overview** Welcome to this elegant apartment nestled within a popular quayside apartment block, As you step inside, the journey begins through a secure entrance accessed via a telecom system, ensuring your peace of mind.

Making your way up the stairs to the second floor, you'll be greeted by a spacious entrance hallway. The hallway hosts a cupboard housing a Potterton boiler. Additionally, a large utility cupboard stands ready with shelving, space, and plumbing for your washing machine and dryer.

To the left, an attractive modern bathroom awaits, with stylish touches. A wall-hung sink, toilet, and bath with a shower screen and shower, towel ladder radiator and complementary tiling.

Venturing to the right of the entrance hall, you'll find the bedroom, a haven of tranquillity. Fitted wardrobes with sliding doors not only save space but also provide ample storage for your belongings. As you gaze out of the window, captivating views of the River Lune unfold before you, adding a touch of natural beauty to your everyday life.

The heart of the apartment reveals itself through an open-plan kitchen, dining, and living area. The kitchen is equipped with high specification amenities, including a Smeg eye-level electric oven and grill, accompanied by an additional separate Smeg grill above. An integrated fridge and freezer, along with a stainless steel Blanco one and a half bowl sink and drainer, complete the culinary space. Complementary worksurfaces enhance both aesthetics and functionality.

The living space is a canvas awaiting your personal touch. With ample room for sofas and a dining table with chairs, this neutrally decorated area allows you to unleash your creative flair. The balcony doors, invite the outside in and unveiling captivating views of the tranquil River Lune, creating an ever-changing backdrop to your daily life.

**Outside & Parking** Allocated parking bay and additional visitor parking is available.

**Directions** From the Hackney & Leigh Carnforth office, turn right and proceed north on Market Street, turning left at the traffic lights. Follow the road out of Carnforth and take the first exit at the first roundabout. At the second roundabout, follow the signs for the M6 motorway, taking the second exit at the roundabout. When approaching the motorway bridge, take the third exit and join on the M6 motorway heading south. Leave the M6 motorway at Junction 34 and take the first left heading towards Lancaster City centre. Continue along Caton Road, heading towards Lancaster and follow the one way system round to China Street. Keeping in the left hand lane, at the bottom of the hill take the left turning onto Damside Street and continue down this road for about half a mile onto New Quay Road, the property is situated on the left hand side.

**What3words** ///jobs.crush.prone

**Accommodation (with approximate dimensions)**

**Bedroom One** 12' 1" x 10' 6" (3.68m x 3.2m)

**Open Plan Living / Kitchen / Dining Room** 11' 0" x 22' 1" (3.35m x 6.73m)

**Property Information**

**Services** Mains electricity, mains gas, mains water and mains drainage.

**Tenure** Leasehold. Subject to the remainder of a 250 year lease dated the 1st July 2017. A copy of the lease is available for inspection at the office.

**Council Tax** Lancaster City Council - Band A

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom



Stylish Bathroom



River Views

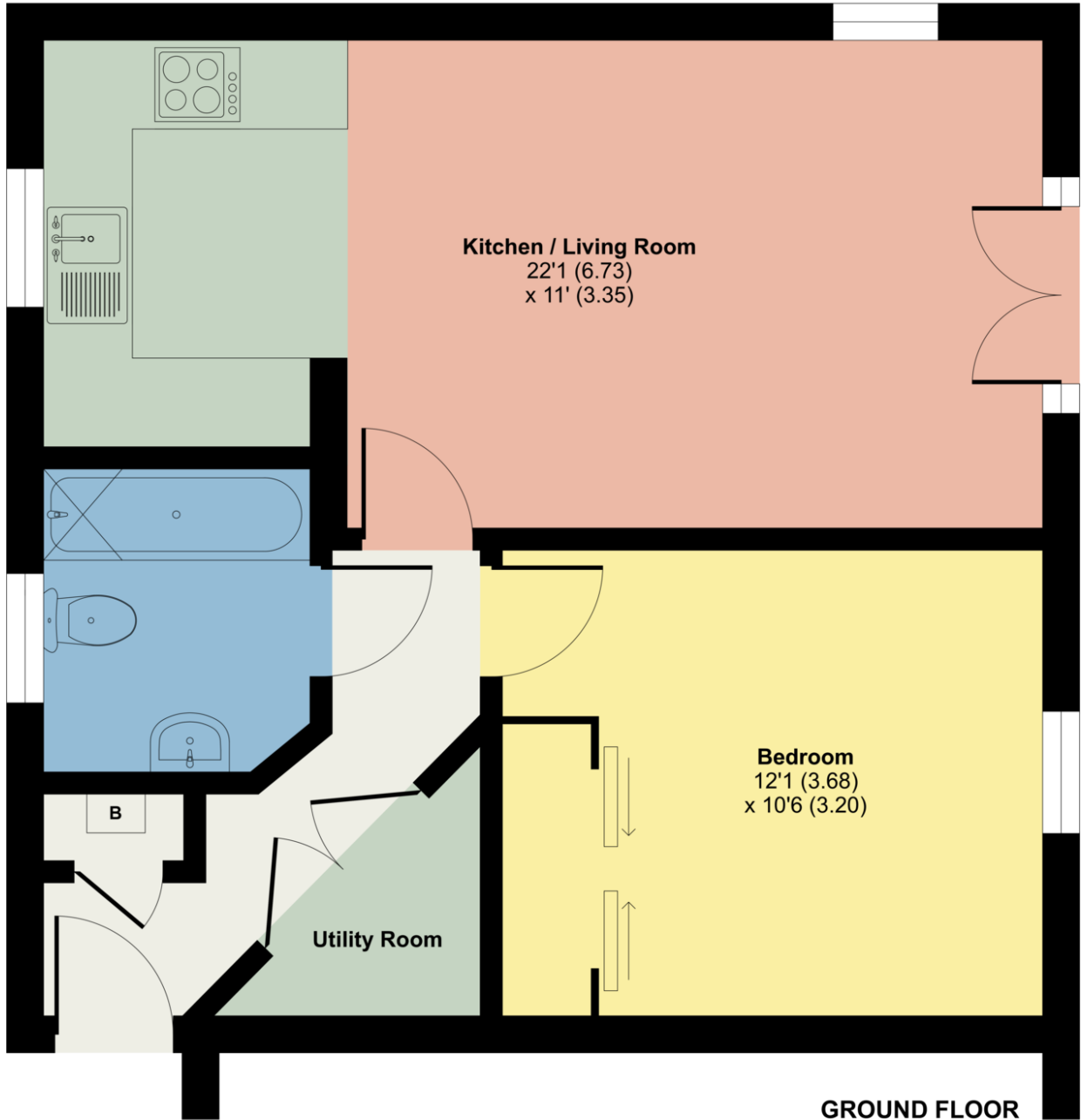


Allocated Parking

# New Quay Road, Lancaster, LA1

Approximate Area = 501 sq ft / 46.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 1026991

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