

## 10, Spinners Court, Lancaster, LA1 1RY



**£85,000**

Spinners Court is widely regarded as one of the best-located over 55's developments in Lancaster, just a short stroll from the city centre and its excellent range of shops, cafés and amenities.

This well-presented modern apartment enjoys delightful views over the canal from the lounge, kitchen, and bedroom, views that can also be appreciated from the private patio area outside, a peaceful spot to sit and watch the water. A brand-new walk-in shower has recently been installed, adding a fresh and practical touch to the bathroom.

The accommodation comprises an entrance via a secure communal hall, a bright lounge/diner, fitted kitchen, spacious double bedroom, bathroom with the new walk-in shower and a generous storage cupboard.

The development itself offers a warm and welcoming community feel, with the added benefits of a residents' lounge, laundry room, lift access to all floors, and beautifully maintained communal gardens. There is also communal parking for residents and guests, along with a visitor suite available to hire for overnight stays.

Offered with no onward chain, this is a fantastic opportunity to enjoy comfortable, low-maintenance living in an unbeatable canal-side location.

## Entrance Hallway

Carpeted, alarm system, spacious storage cupboard housing water cylinder and meters.

## Lounge/Diner



Carpeted, electric storage heater, electric fireplace, large storage cupboard, door out to private patio overlooking the canal.

## Kitchen



Double-glazed window with views over the canal, a range of matching wall and base units, space for fridge and freezer, stainless steel sink, four plate electric hob and extractor hood, waist high electric oven, laminate flooring, extractor fan, emergency pull cord.

## Bedroom



Double glazed window to front with views over the canal, range of fitted wardrobes, electric storage heater, carpeted flooring, emergency pull cord.

## Bathroom



Vinyl flooring, walk in thermostatic shower with shower chair, assistance button, vanity unit with inset wash hand basin, electric wall fan heater, heated towel rail, extractor fan, fully tiled, W.C.

## Outside



## Useful Information

Tenure - Leasehold  
Council Tax Band (B) - £1,841.18  
Over 55's development  
Resident-only car park with visitor parking

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

