

79 Spruce Avenue, Lancaster, Lancashire, LA1 5LB



£235,000

An exceptional third-floor penthouse apartment, offering spacious and beautifully maintained accommodation within one of South Lancaster's most prestigious residential developments. Complete with a garage, allocated parking and a Juliet balcony, this superb home combines generous living space with a peaceful setting, making it ideal for professionals, downsizers, or investors alike.

Positioned within the highly regarded Cedars development, the apartment enjoys an enviable location surrounded by attractive landscaped grounds and quality executive homes. This exclusive development is well known for its quiet, leafy environment and strong sense of community, whilst remaining conveniently close to everything Lancaster has to offer.

The apartment is accessed via a secure communal entrance with a lift serving all floors. Internally, the accommodation is both spacious and well planned, comprising a bright and welcoming lounge with a Juliet balcony, a well-appointed kitchen with ample dining space, a generous principal bedroom with an en-suite shower room, a second double bedroom and a separate family bathroom. There is also an allocated parking space, a private garage and additional visitor parking.

The location is one of the property's greatest assets. Lancaster city centre is less than a mile away, providing an excellent choice of independent shops, cafés, restaurants and leisure facilities. The Royal Lancaster Infirmary, Lancaster railway station on the West Coast Main Line and both Lancaster University and the University of Cumbria are all within easy reach.

Regular bus services operate nearby, while the M6 motorway is only a short drive away, making this an excellent base for commuters travelling throughout the region.

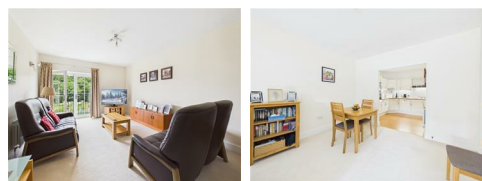
Offering generous accommodation, excellent transport connections and a highly desirable address, this impressive penthouse apartment presents a rare opportunity to acquire a home in one of Lancaster's most sought-after developments.

Entrance Hallway



Walk-in linen and storage cupboard with shelving and radiator, carpeted flooring, radiator and access to the loft which is insulated.

Lounge



Double-glazed patio doors open onto a Juliet balcony, with views over the allotments, carpeted flooring, radiator.

Kitchen



Range of matching wall and base cabinets, new integrated fridge & freezer, new four plate Induction hob, extra hood, Neff electric oven and microwave, stainless steel sink, new washing machine, laminate flooring, radiator.

Bedroom One



Double glazed window to rear, built-in wardrobes, radiator, carpeted flooring, door to the en-suite shower room.

En-Suite Shower Room



New en-suite with a shower cubicle and thermostatic shower, vinyl flooring, vanity unit with inset wash hand basin, extractor fan, radiator, W.C.

Bedroom Two



Double glazed window to rear, carpeted flooring, radiator.

Bathroom



New bathroom with a bath, shower cubicle with thermostatic shower, vanity unit with inset wash hand basin and under storage, heated towel rail, extractor fan, vinyl flooring, W.C.

Garage



Electric door with a remote control, power and light and parking space to the front of the garage.

Useful Information

Tenure Leasehold. 999yrs from the 1/4/2003 to 1/4/3000 974 yrs remaining.

Service charge £250.00 per month

There is also a charge of £70 for water and heating per month.

No Ground Rent

Council Tax Band (D) £2,503

Visitor parking and lift to all floors

New Fridge/Freezer, Washing Machine and Hob

New bathroom and Ensuite

New windows to the front and Balcony Doors

