

## 8, St Catherines Court Moor Lane, Lancaster, LA1 1RR



**£120,000**

St Catherine's Court – Spacious Ground Floor Apartment in the Heart of Lancaster!

Welcome to St Catherine's Court, a bright and spacious ground floor apartment located just a stone's throw from Lancaster city centre. Whether you're a first-time buyer looking to take that exciting first step onto the property ladder, or a young professional seeking to live right in the heart of the action, this property could be exactly what you're searching for.

The property features a bright lounge/diner with sliding patio doors, a well-equipped kitchen, a good-sized double bedroom and a modern bathroom.

Perfectly positioned, this home is just a short walk from Lancaster city centre, with its wide selection of shops, cafes, supermarkets, and transport links, including the train station, making commuting and day-to-day living a breeze.

With its fantastic location and spacious feel, this apartment is ideal for those who want to enjoy all that Lancaster living has to offer, while still benefiting from the ease and convenience of a low-maintenance home.

### Entrance Hallway

A welcoming entrance with carpeted flooring, a radiator, a double-glazed window to the rear and a storage cupboard.

### Bathroom



Finished with vinyl flooring, a frosted double-glazed window to the front, partially tiled walls, a bath with an overhead electric shower, WC, wash hand basin and a radiator.

### Bedroom



A good-sized double bedroom with laminate flooring, two large double-glazed sash windows to the front, and a radiator.

### Lounge/Dining Room



A bright and spacious area with laminate flooring, a radiator and sliding patio doors leading to the rear patio.

### Kitchen



Fitted with vinyl flooring, matching wall and base units, a gas hob and electric oven and space for an under-counter fridge and washing machine. Includes a double-glazed sash window to the side and a 2-year-old Ideal boiler.

### Useful Information

Tenure Leasehold  
Council Tax Band (A) - £1,578.14

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			
(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	EU Directive 2002/91/EC

Very environmentally friendly - lower CO<sub>2</sub> emissions  
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