

5 Spinners Court, Lancaster, LA1 1RY



£79,950

Spinners Court is arguably the best-located over 55's development in Lancaster and offers an ideal blend of comfort, accessibility, and convenience, perfectly positioned for easy living. Located just moments from Lancaster's city centre, residents enjoy effortless access to a wealth of local amenities. A standout feature of this property is its private rear entrance, providing direct and convenient access to both the beautifully maintained gardens and nearby car park.

Having dedicated rear access, combined with close proximity to communal gardens and parking, makes this property particularly attractive, enhancing everyday convenience for the owner.

The accommodation comprises entrance from a communal hall, lounge/diner, kitchen, modern shower room, large bedroom and walk-in store cupboard.

This is a very welcoming apartment with the benefit of a residents lounge, laundry room and a lift to all floors.

Communal parking for residents and guests with lovely gardens exclusive to the residents.

There is also a visitor's suite that can be rented for a small nightly fee where family and friends can stay over.

Available with no onward chain!

Entrance Hallway

Carpeted floor, emergency pull cord, intercom, walk in storage cupboard housing the consumer unit and water cylinder.

Lounge/Diner



Double-glazed patio doors opening onto a private patio area with easy access to the car park and communal gardens, fireplace with inset electric fire, electric storage heater, carpeted floor and emergency pull cord.

Kitchen



Double glazed window to the rear, range of matching cabinets, stainless steel sink, four plate electric hob and extractor hood, electric oven, fridge/freezer, wall heater and emergency pull cord.

Bedroom



Double glazed window to the rear, electric storage heater, carpeted floor, emergency pull cord.

Shower Room

Double shower cubicle with thermostatic shower, non-slip flooring, vanity unit with inset wash hand basin, extractor fan, electric wall heater, W.C.

Outside

This wonderful apartment benefits from its own private patio and rear entrance with easy access to the car park. Communal gardens surround the property for sitting outside and chatting with friends in the warmer weather. Allocated parking and visitor parking.

Lease & Useful Information

NO CHAIN

COUNCIL TAX BAND (A) £1,578.14

OVER 55s DEVELOPMENT

LEASE TERM 125 YEARS FROM JULY 1996

START DATE FEBRUARY 2000

END DATE JULY 2121

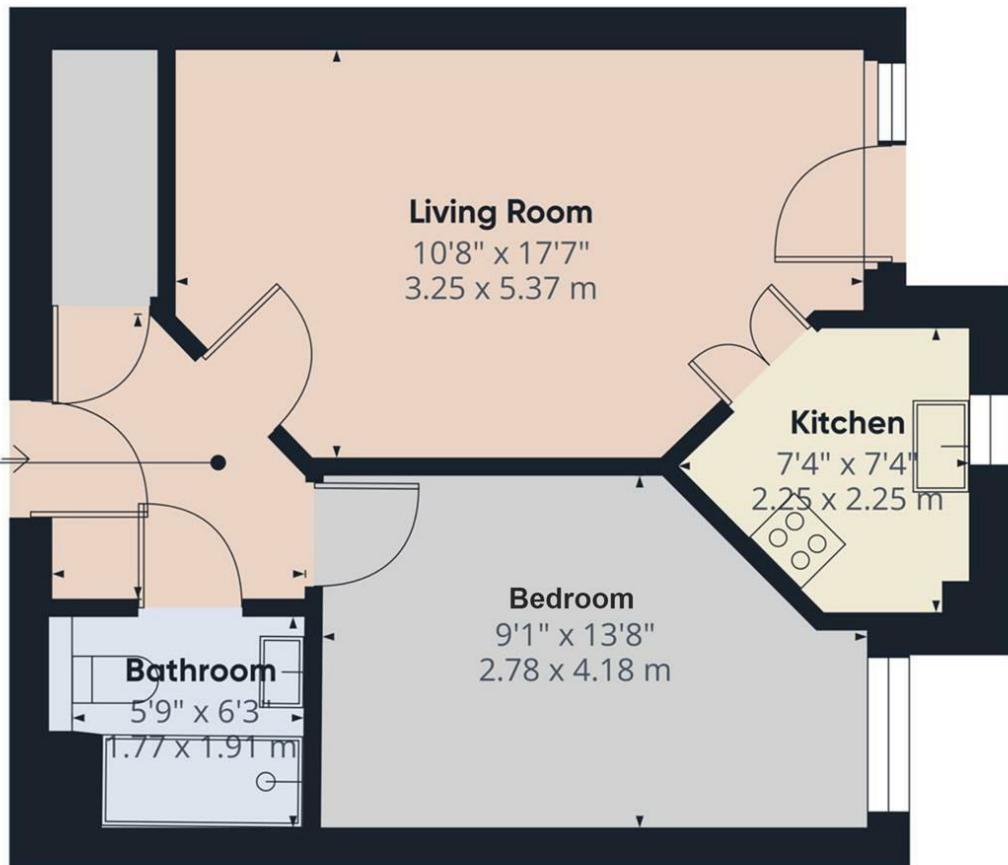
REMAINING 96 YEARS

SERVICE CHARGE £2,000 PER ANNUM

GROUND RENT 476.97 OER ANNUM

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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