

## 26 Wentworth Drive, Lancaster, LA1 3RJ



**£137,000**



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
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Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

This spacious ground-floor apartment is offered as part of the Lancaster City Council's affordable housing scheme, making it an excellent opportunity for a range of buyers looking to benefit from its sought-after location. One of just six apartments within the building, it offers a more exclusive and private residential setting. The entrance hallway is shared with just one other apartment and provides access to the rear car park.

The property offers a spacious lounge and dining area, featuring a charming bay window to the front that fills the room with natural light. There is also a modern fitted kitchen, two well-proportioned double bedrooms, and a bathroom.

Externally, the apartment benefits from an allocated parking space along with additional visitor parking. The grounds are well-maintained, contributing to the overall peaceful and tranquil setting. Set within the highly sought-after Standen Gate development in South Lancaster, this impressive apartment enjoys a truly enviable position and is within walking distance of Williamson Park.

With the park quite literally on your doorstep, you can enjoy the perfect balance of countryside living and city convenience. From peaceful walks and café visits to the popular Saturday morning Parkrun, this location offers a lifestyle to suit all.

Lancaster city centre is just a short journey away, while commuters to the university can take a scenic route via Quernmore Road.

The property is also ideally positioned for access to the Lake District and Yorkshire Dales, making

it perfect for those who enjoy exploring the outdoors.

**Hallway**



Laminate floor, intercom, economy seven storage heater.

**Lounge/Diner**



Double-glazed bay window to the front, economy seven storage heater.

**Kitchen**



Double-glazed window to the rear, range of matching cabinets finished in a white high gloss with complementary work surfaces, Bosch four plate hob and electric oven, extractor hood, stainless steel sink, underfloor heating, tiled floor, cupboard housing water cylinder, plumbing for washing machine, space for fridge/freezer.

**Bedroom One**



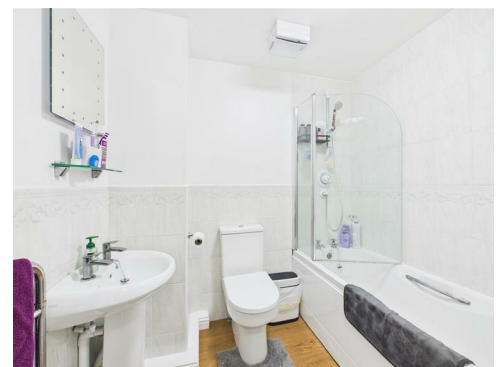
Double-glazed window to the rear, economy seven storage heater, built-in wardrobes, carpeted floor.

**Bedroom Two**



Double-glazed window to the front, economy seven storage heater, carpeted floor.

**Bathroom**



Panelled bath with thermostatic shower, wash hand basin, extractor fan, laminate floor, heated towel rail, W.C.



## Outside



Access to the rear car park from the entrance hallway. Allocated parking number (23), visitor parking and bin store.

## Useful Information

Tenure Leasehold

Council Tax Band (B ) £1,873

Lease 999 Years

Start Date 30 Oct 2003

End Date 01 Sep 3001

Years Remaining 976

Service charge £1,100 every 6 months

Ground rent £93.50 every 6 months

Management Company First Port

Dogs allowed

The price reflects a 20% discount under Lancaster City Council's Affordable Housing Scheme, offering an excellent opportunity to step onto the property ladder at below full market value. This reflects 80% of the full value. Applicants must apply via Lancaster council - John Helme at [JHelme@lancaster.gov.uk](mailto:JHelme@lancaster.gov.uk) or 01524 582611. This is not shared ownership; you own the flat fully.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
		74	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82-91) A			
(61-81) B			
(49-60) C			
(35-48) D			
(19-34) E			
(11-33) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



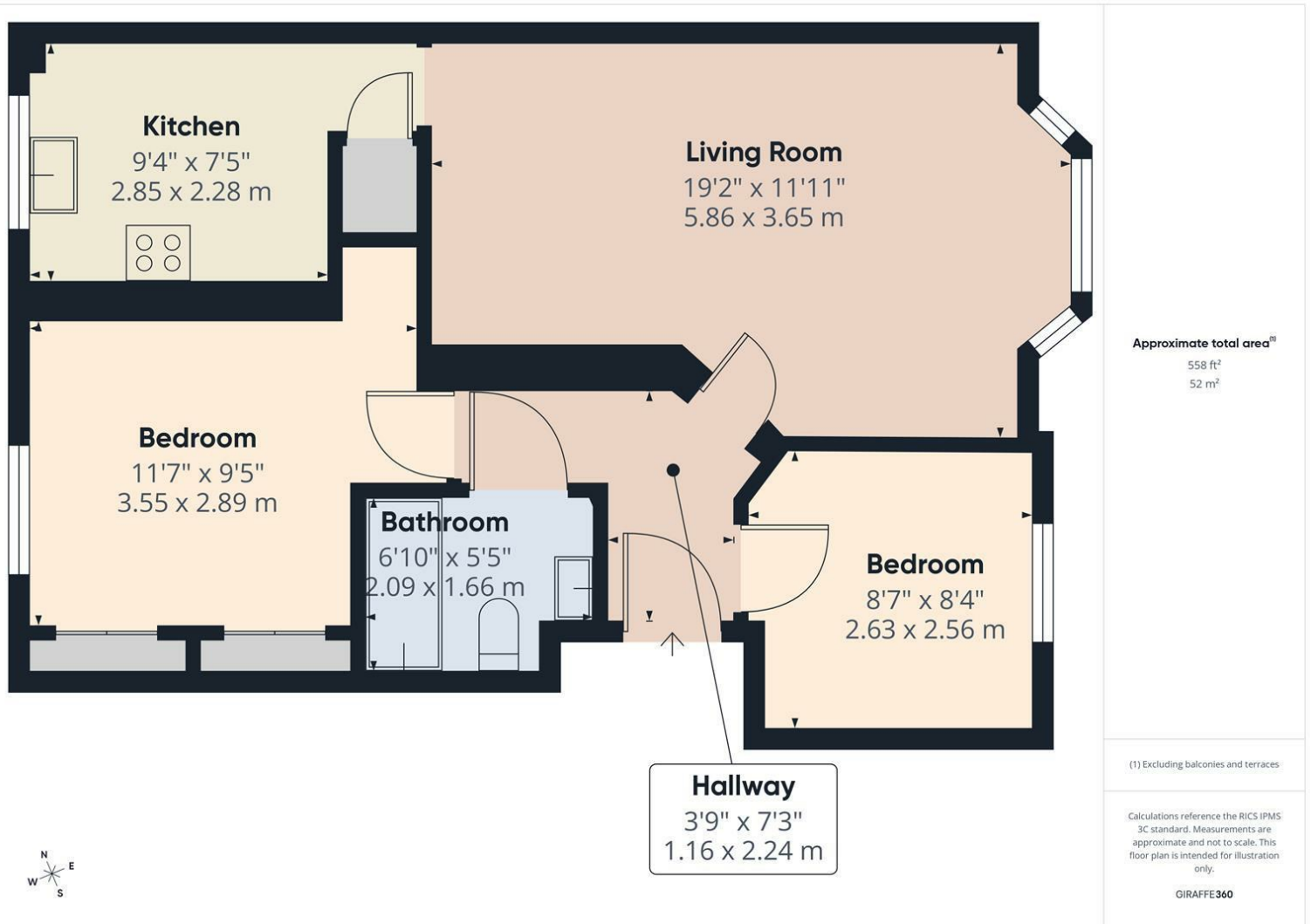
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