

# 7 Waterside

City Centre, Lancaster, LA1 1AY



## £850 Per calendar month

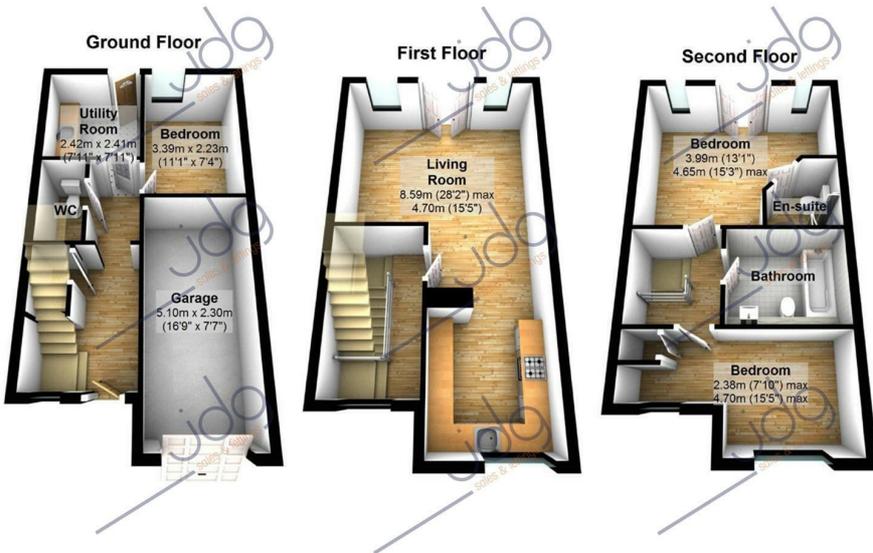
Welcome to Waterside - a stylish 3-bed townhouse set over 3 floors. How many city centre homes can boast a garden and garage? How many can boast such a fashionable address? It's a must-see. Available now. No pets or smokers please

## A brief description

Waterside is a stylish and modern townhouse, with its accommodation set out over 3 floors. Immaculately presented, this home offers spacious open plan living. There are 3 bedrooms, with the master having en suite facilities.

The layout of the home is versatile. The third bedroom on the ground floor would also make an excellent home office or could be ideal for visiting guests. The open plan living space is a great size, and feels wonderfully light and airy.

There's parking, a garage and an enclosed private garden. Book a viewing to see it for yourself.



## Key Features

- 3 Bedroom Furnished Townhouse
- Modern City Centre Living
- Open Plan Lounge-Diner
- Master Bedroom with En-Suite
- Close to Riverside
- Ground Floor Bedroom and WC
- Integral Garage
- Private Rear Garden and Parking Space
- Available Now. No Pets or Smokers

## Where is Waterside

Welcome to Waterside. In a prime location with views towards the River Lune and Millennium Bridge, Waterside is one of Lancaster's most desirable developments.

From here you can walk into the city centre, for all the shopping and cultural opportunities. Sainsbury's is practically next door, ideal for bringing your shopping home. Take a stroll along the quayside, calling into one of the pubs for an evening drink. Excellent local transport links are also available close by, including both the bus and train station.

This is a perfect city centre location!

## A Welcoming Entrance

Waterside enters into a welcoming hallway. Stairs lead to the upper floors, while a useful ground floor WC and access into the integral garage are both available on this floor. The decor is simple and stylish throughout, in fresh white with biscuit coloured carpets. Laminate flooring flows through to the utility room.





3



1



2



E



## Also on the Ground Floor

The utility room is fitted with modern white units and has plumbing for an automatic washing machine.

The ground floor also features a well-proportioned bedroom. This room is versatile and offers a variety of uses such as a guest bedroom or a useful study area. The decor is soft, the views are out towards the gardens.

## The Living Accommodation

The first floor has been designed with open plan living in mind, and offers the space to both relax and dine. Neutral contemporary decor features in both the lounge and dining area. Dual aspect windows allow in plenty of light. French doors open out to a Juliette balcony and offers an attractive outlook over the rear patio area.

The kitchen has been fitted with elegant pine unit, complete with integrated appliances and a built in wine rack.

Stairs lead from the first floor landing up to the second floor.

## The Upper Floor

As you head up to the top floor of this townhouse, you will discover the master bedroom which benefits from a fantastic en-suite shower room. This L-shaped bedroom is large enough to fit a king sized bed and all your bedroom furniture, and has views out towards neighbouring apartments and the riverside.

Also on this floor is a second bedroom which is also spacious. This room includes a large storage cupboard which houses the water heater. The decor throughout this floor is neutral and white, to match the floors below.

## The South Facing Patio Garden and Garage

Waterside benefits from having private off street parking, in addition to an integral garage. To the rear there is a patio garden which would look beautiful when stocked with pots of flowering plants, and would make a perfect space to sit out and enjoy the crisp afternoon sun.

## Cost Information

There are no upfront fees to pay on this property.

The deposit for this property will be £950.00

We may charge a tenant any or all of the following when required:

1. The rent
2. A security deposit with a maximum of 5 weeks rent, or 6 weeks on a property with rent over £50,000 per year
3. Default fee for late payment of rent (after 14 days)
4. Reasonable charges for lost keys or security fobs
5. Payments associated with contract variation, at £50 or reasonable costs incurred if higher, when requested by the tenant
6. Payments associated with early termination of the tenancy, when requested by the tenant
7. Payments in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.

## What we like

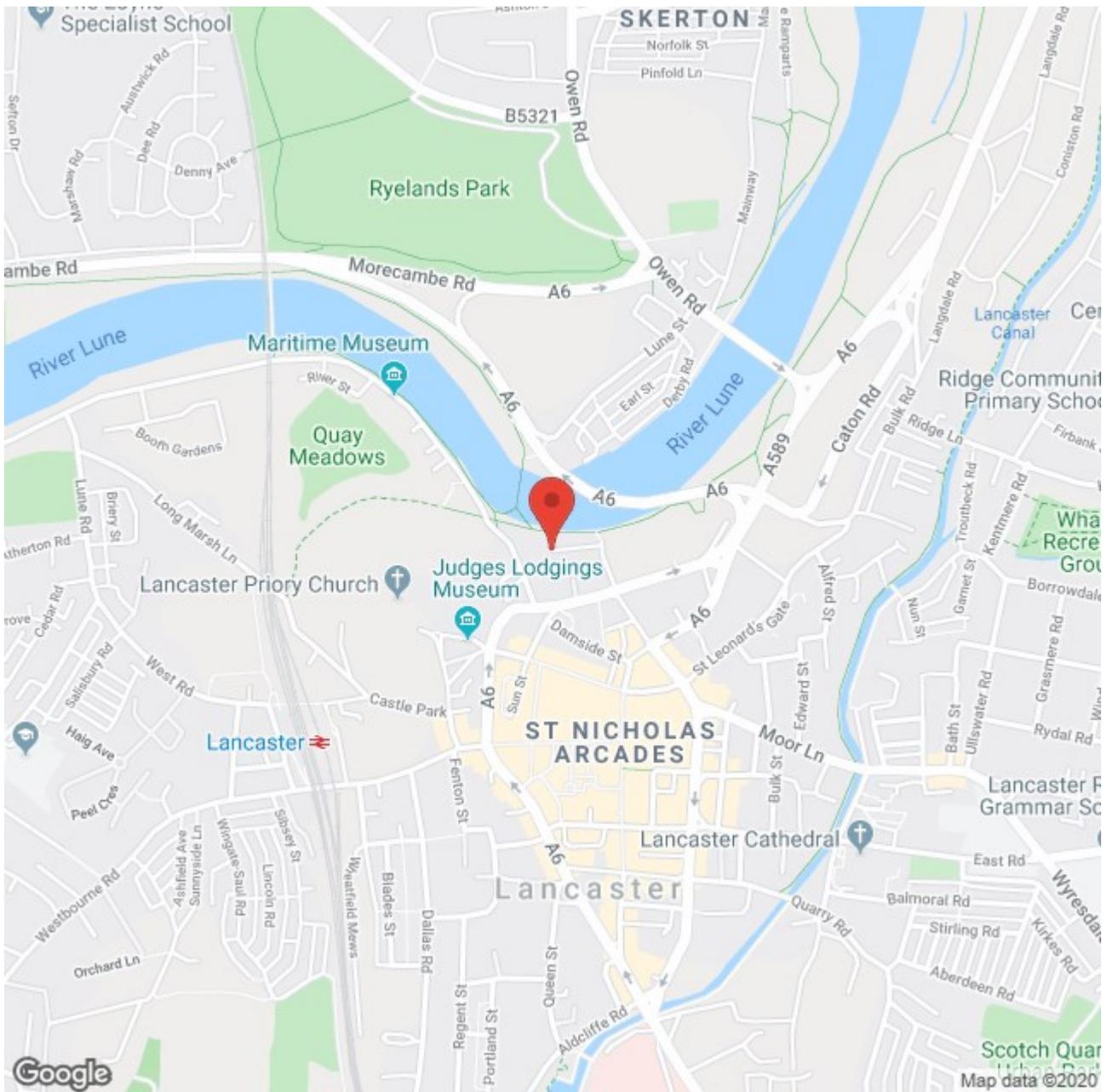
*We love the location of this property. It is located right next to the River Lune but also boasts easy access to the bustling city centre.*



## Extra Information

- Built By Persimmons Homes in 2001
- Private Garage and Parking
- EPC Rating E
- Council Tax Band D
- Furnished





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