

# 31 Ushers Meadow

City Centre, Lancaster, Lancashire, LA1 1FB

# £85,000



Are you looking for a retirement apartment?

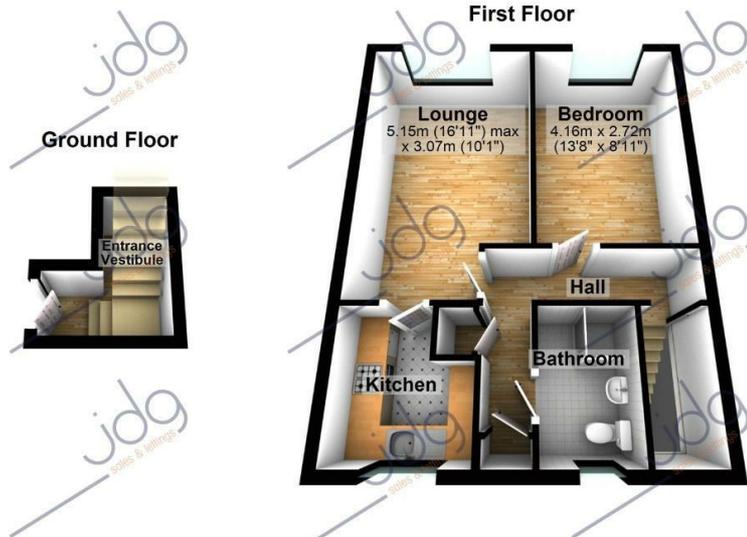
With a fabulous location, close to the canal and city centre, Ushers Meadow is an immaculate, refurbished apartment designed for those aged 55 and over. This apartment is modern. It's ready to move straight into and enjoy an easy maintenance lifestyle!

## A brief description

This one bedroom apartment, in a private development especially for over 55s, is a great find. With a spacious bedroom and light and airy lounge, this feels like a welcoming and comfortable home.

The kitchen is fitted with modern units, while the bathroom has an accessible shower. The stairs up the the first floor have a stair lift for easier accessibility. There is access available to the handy loft space via a ladder.

The community here is great, and there are views over trees towards the railway line at the rear. You're really close to the city centre, but in a peaceful and secluded location.



This 2D/3D plan is only intended as a guide to the layout of the property, and is not designed to look exactly like the real property, flooring, wall coverings and so on will not match the real property.  
Plan produced using PlanUp.

## Key Features

- First Floor Apartment
- Over 55's Development
- One Double Bedroom
- Spacious Lounge Diner
- EPC Rating - C
- Modern Fitted Kitchen
- Three Piece Shower Room
- Communal Gardens and Permit Parking
- Fabulous Location Close To The City Centre



## About the location

Ushers Meadow is situated just off the very popular tree lined Dallas Road. This over 55's development is so handy if you enjoy canal side walks and has a real community feel. The city centre and the railway station are just at the end of the road, so you have everything you need close to hand.

## Welcome to Ushers Meadow

As you step inside this property you will firstly find yourself in the entrance hallway, a great space to store your coats and shoes before heading up the stairs to the landing area.

Once you are up to the first floor landing you will see that there is access to the loft storage area, a built in cupboard for storage, a further cupboard which houses the hot water system and access to all the rooms available.



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## Living Accommodation

The main living room is a wonderful size and has been decorated in a neutral fashion which will suit most buyers.

To the centre of the room there is a wall mounted electric fire which will give off a lovely warm glow in the evenings. There is even enough space to add your own dining table if you so wish.

Just off the lounge is the kitchen which overlooks the front of the home. There is a good range of built in storage and ample work space to use. The splash-backs have all been tiled to complement and the window to the front elevation gives a bright and airy feel.

## Bedroom and bathroom

The bedroom for this home is a fantastic sized double room which has plenty of space for all the furniture you would expect to have. The room looks out over the rear of the building and like the rest of the home has been decorated in a contemporary manor.

The final room in the property has been fitted with a three piece shower room with a walk in tiled shower cubicle. The majority of the room has been tiled and there is a frosted double glazed window to the front elevation.

## Communal Gardens

Ushers Meadow offers communal car parking which is part of the residents parking scheme which is in force in this area. To the far end of the car park there is also a couple of visitor parking spaces available.

The communal gardens are really nice with space for the residents to sit out and relax during the warmer months. There is a variety of mature trees and plants to give colour all year round and with the canal just around the corner there are pleasing walks close by out into the country or through to the city centre.

## What we like

*We really like where Ushers Meadow is located.*

*You have canal side walks on your door step, the city centre just around the corner and the railway station at the end of the road.*

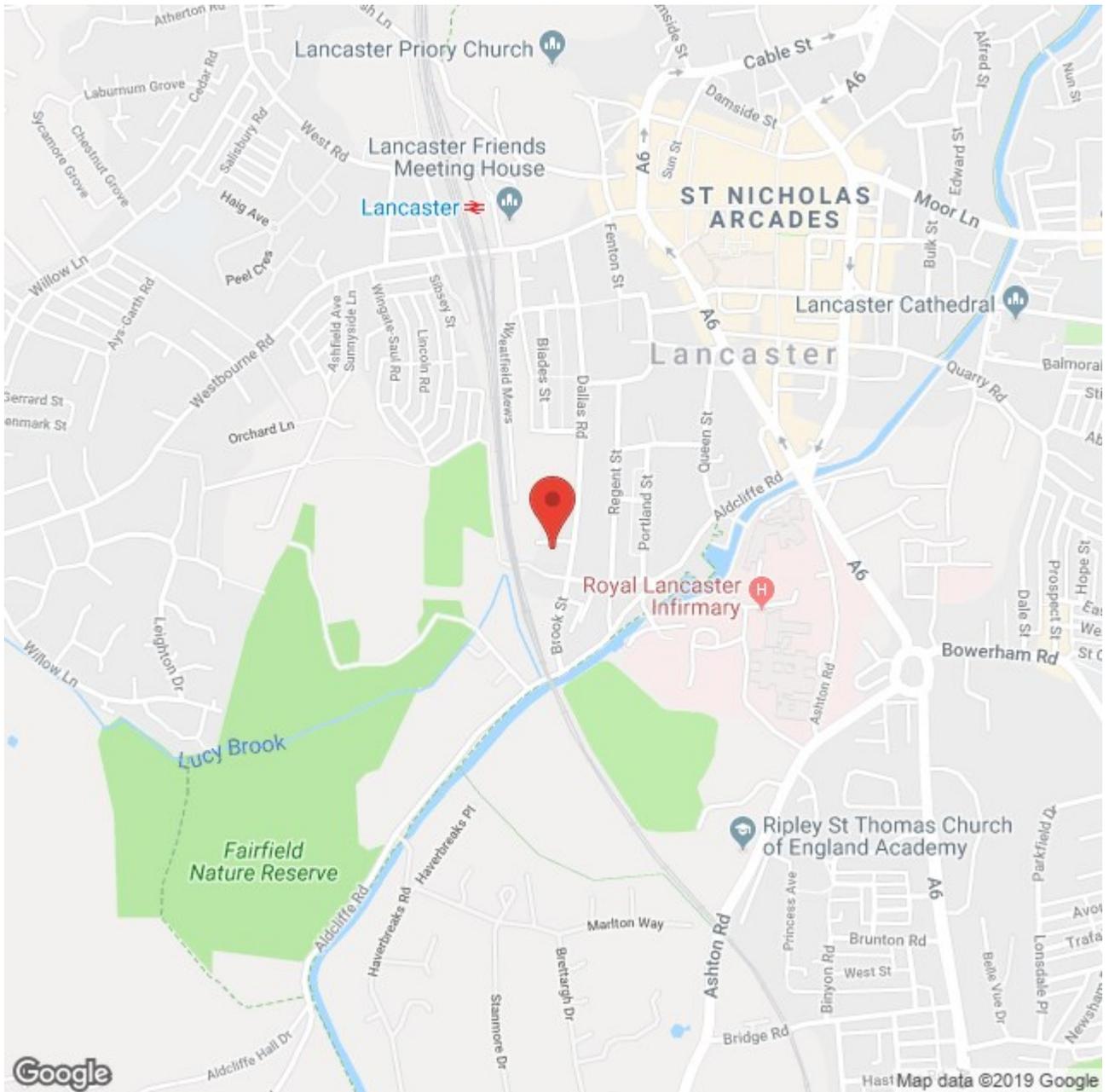
*What more could you ask for?*



## Extra Information

- Over 55s development
- Electric heating
- Plumbing for washing machine
- Loft access
- Available with No Chain (previously rented)





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