

# 4 Barton Court

Barton Road, Lancaster, Lancashire, LA1 4HG

£115,000



4 Barton Court is a one bedroom apartment for over 55's. The living accommodation is generous and the elevated position creates a wonderfully private feel. This apartment comes with its very own garage too!

## A brief description

Welcome to Barton Court, a fabulous one bedroom apartment located in a private over 55's residential complex which is made up of only six apartments in total.

This one bedroom apartment is in an elevated position, accessed via steps from Barton Road which lead in to a small courtyard setting. The living accommodation is generous and the kitchen is modern and well appointed. The bedroom is a double and the shower room boasts and easily accessible large shower.

Number 4 also comes with its very own single garage which is excellent for either parking or storage. Not many apartments which come their own garage! Be quick, apartments don't come available in Barton Court very often.



### Floor Plan

Floor area 52.0 sq. m. (560 sq. ft.) approx

Total floor area 52.0 sq. m. (560 sq. ft.) approx

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## Key Features

- Over 55's one bedroom apartment
- Elevated position, accessed via small courtyard
- One double bedroom
- Modern, well appointed kitchen
- Three piece shower room with large walk-in shower
- Spacious living room
- Single garage, great for parking or storage
- Available with no chain, we can move quickly on this one

## Where is Barton Court?

Barton Court is situated at the top of Barton Road, a leafy residential street in the heart of Scotforth.

This is a sought after, tree-lined street. Scotforth is special. This suburb of Lancaster has very much a village vibe with its picturesque church, highly regarded primary school and an array of shops and stores that range from a traditional post office all the way through to Booths supermarket.

Scotforth is just 1 mile south of the city centre and just under 2 miles from the University of Lancaster. Many of the areas key employers are close by hence it has been a firm favourite with the local residents for many years. Welcome to Scotforth.

Local transport links are excellent, a bus stop is literally moments from the apartment itself.





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## Step inside

Tucked away in the corner of this small residential complex, only made up of six apartments, you will find Number 4 Barton Court. The apartment is elevated as it is positioned above the garage and is accessed via the small courtyard rather than directly from Barton Road.

Step inside, the entrance hall is a bright space and allows access to all available rooms. Two large cupboards in the entrance hall provide excellent storage, something a lot of apartments lack.

First, let's start in the spacious living room...

## The living accommodation

The living room is located at the end of the entrance hall, a bright space with two large windows, flooding the space with natural light. There is ample room to relax and space for a dining table to formally dine too, great when family and friends are visiting. The quirky shape of the space enhances the room's character and charm.

The modern and well appointed kitchen is next to the living room. White contemporary cupboards provide storage space and there is plenty of room for all necessary appliances. A handy breakfast bar has been fitted on one wall, perfect for informally dining. Both the electric hob and oven are integrated.

## The bedroom & shower room

The spacious double bedroom is decorated in soft neutral tones, the ideal blank canvas which is ready to be made your own. There is ample space for a double bed and all necessary furnishings. The deep window sill lends itself perfectly for family photos and decorative items.

The shower room at Number 4 boasts a modern three piece white suite with a large, easily accessible shower. The room is fully tiled for ease and convenience.

## The private garage

The apartment comes complete with its very own garage which is situated below the property and accessed directly off Barton Road. This is an excellent space to either park your car or even just to use as storage.

## What we like

*We love the elevated position of this apartment, it adds a wonderfully private feel to the space!*

## Extra Information

- Council tax band B
- Over 55's residential complex made up of only six apartments
- The residents at Barton Court have their own registered management company
- The modern fitted kitchen was fitted in 2008
- The home is double glazed throughout
- The home has electric storage heaters throughout
- The garage provides excellent storage
- The service charge is approximately £300 p.a
- The lease length is 999 years and runs from 1986





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