

# 64, Lune Square Damside Street

, Lancaster, LA1 1AH

**£130,000**



**jdg**  
sales & lettings

Number 64 Lune Square is a stylish and wonderfully private two bedroom apartment. Offering two double bedrooms, an en-suite shower room and a modern three piece bathroom.

Perfect for first-time-buyers and buy-to-let landlords alike! Investors could expect to achieve £700pcm for this apartment.

## A brief description

Welcome to Lune Square, a popular development only moments from Lancaster City Centre and the River Lune.

Offering two double bedrooms, an en-suite shower room and three piece modern bathroom. The living accommodation is contemporary and open-plan, ideal for city living.

Lune Square is perfect for first-time-buyers and buy-to-let landlords alike. Be quick and book your viewing now.



Total floor area 58.0 sq. m. (624 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyGIX

## Key Features

- Modern two bedroom apartment
- Two double bedrooms
- Open-plan living accommodation
- Well appointed contemporary kitchen
- Family bathroom & en-suite shower room
- Fantastic City Centre location

## Where is Lune Square?

Fashionable St Georges Quay is one of the cities most desirable areas to live. Located on the south riverbank, St Georges Quay is only a short stroll from the city centre. Close by are excellent local transport links that include both the bus and train station.

St Georges Quay itself plays host to restaurants and bars, the maritime museum and miles of riverside walks.





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## Step inside

Pass through the secure communal entrance hall and take either the lift or the stairs up to the fourth floor. The communal spaces are neat and tidy as expected from a fashionable development.

Tucked away at the rear of the building, you will find Number 64. Step inside the private entrance hall, access is available to all rooms and a handy storage cupboard which has plumbing for the washing machine and houses the water tank.

First, let's start with the open-plan living accommodation...

## The living accommodation

The living accommodation is perfectly suited to contemporary city living, the open-plan layout creates a bright and airy space. There is ample room to relax, dine and cook. The open-plan nature allows for conversation to flow freely throughout the room.

The kitchen space is neatly presented, modern white units house ample storage space and there is plenty of room for all necessary appliances.

The Juliet balcony overlooks the luscious greenery surrounding the apartment block. Perfect for having open on a warm sunny day.

## The bedrooms, bathroom & en-suite

The master bedroom is a generous size space and boasts a wonderfully private feel, the room enjoys the same pleasing outlook over luscious greenery. There is ample space for a double bed and all necessary furnishings. The master bedroom does also benefit from its very own en-suite shower room.

The en-suite shower room boasts a modern three piece suite with a large walk in shower. The room is partially tiled for ease and convenience.

The second bedroom is again a double bedroom, perfect for visiting guests or perhaps a home office.

## Information for investors

This property has been previously let out at £700 - £750 pcm. It is in a popular area, close to Lancaster Bus Station and Sainsburys. There are excellent wine bars, pubs and restaurants all in walking distance.

## What we like

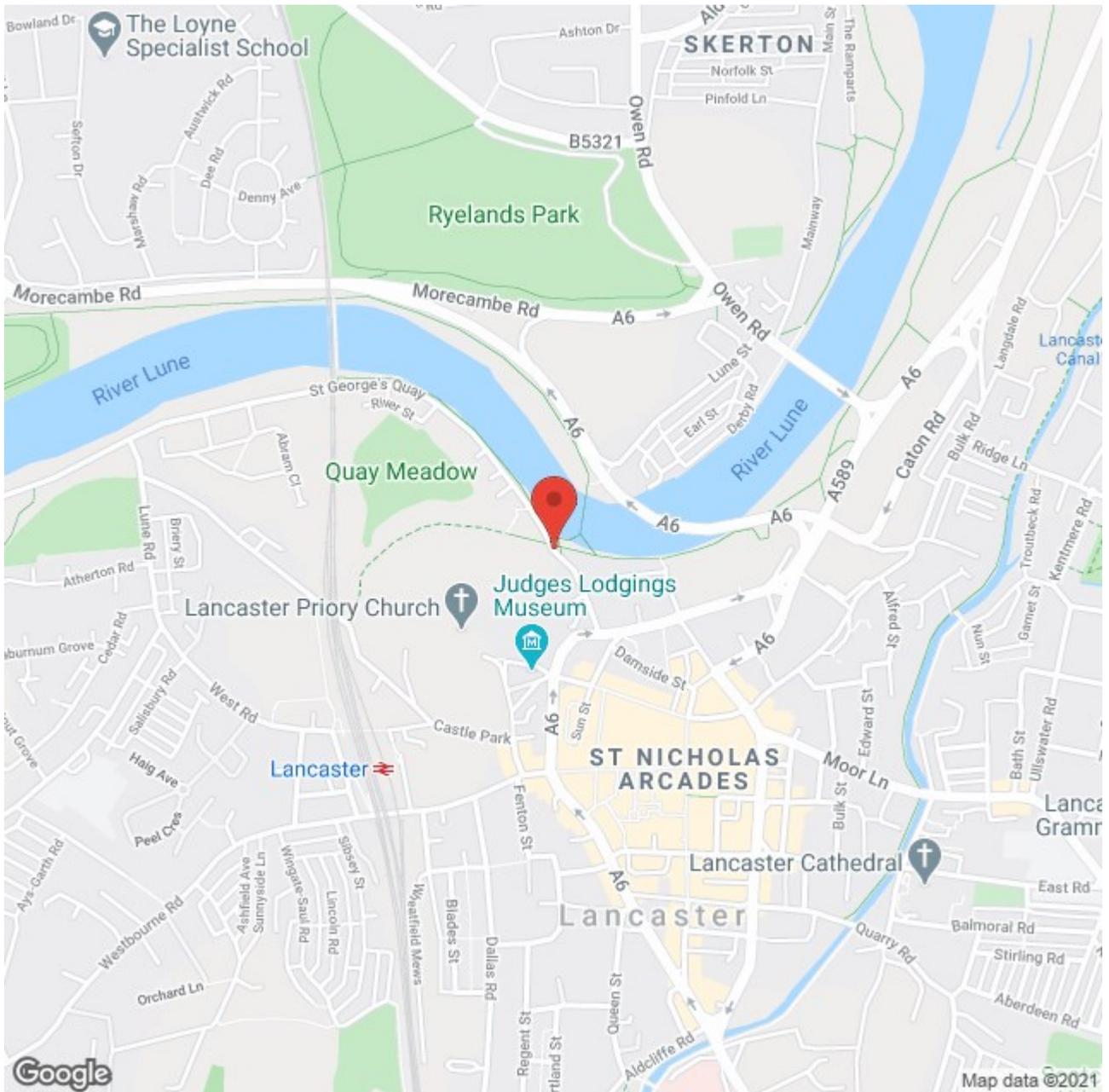
*The apartment offers wonderful open-plan living which is perfect for contemporary city living.*



## Extra Information

- Council tax band B
- The apartment was built in 2004 by Persimmons Homes
- The Leaseholders formed a Right to Manage Company in 2012, who employ an Agent to administer the collection of Services charges and general upkeep of the building fabric and common areas
- The apartment has electric storage heaters throughout
- The apartment is double glazed throughout
- The management charges are approximately £161 pcm
- The ground rent is approximately £150 pa





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