

4 Harrier Court Fenton Street

City Centre, Lancaster, Lancashire, LA1 1AE

£150,000



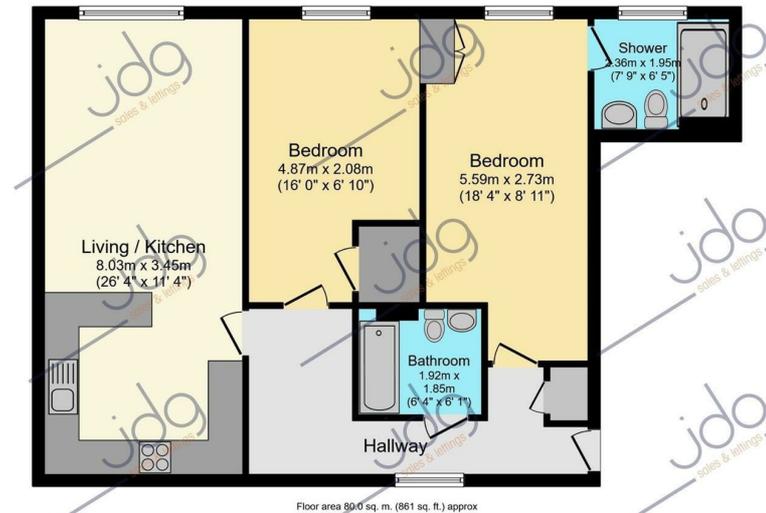
Looking for a 2 bed city centre apartment? One with an en-suite to the master, spacious, open plan kitchen/diner/living room and secure parking? Harrier Court is always a popular location for purchasers, come take a look for yourself.

A brief description

This two bed city centre apartment is located on the first floor of the attractive Harrier Court development.

Boasting a master bedroom with en-suite shower room, generous size 2nd bedroom, 3 piece bathroom and open plan kitchen/dining/living space.

Conveniently located close to all the amenities that the City of Lancaster has to offer and the train station, this stylish apartment offers buyers the chance to own a fantastic home.



Floor area 80.0 sq. m. (861 sq. ft.) approx

Total floor area 80.0 sq. m. (861 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Key Features

- City centre 1st floor apartment
- 2 bedrooms
- open plan kitchen/diner/lounge
- En-suite to master bedroom
- 3 piece bathroom
- Plenty of storage options
- Allocated parking
- Council tax band C
- EPC rating - B

Where is Harrier Court?

Located in the heart of historic Lancaster, Harrier Court is a beautiful apartment. Located at the end of Fenton Street in a courtyard setting, Harrier Court is discreetly tucked away from the hustle and bustle of the city. It's an apartment which was built to blend in with its surroundings hence the mock sash windows and stone facade.

Fenton Street is just a few minutes from Lancaster Castle. It's perfect for commuters with Lancaster Train Station being just a 5 minute walk.





2



1



2



B



Step inside

Located at the bottom of Fenton Street, tucked away in a quiet location, despite it's proximity to the City centre, is Harrier Court.

A secure, coded gate allows entry onto the grounds, where we will head toward the rear of the development and make our way through the communal entrance. Up to the first floor and immediately turn right into the apartment itself.

You'll be presented with a light and airy hallway, giving access to all rooms within the apartment. The decoration is light and neutral with modern grey flooring flowing through into each room. Handy storage can be found to your right just before entering the master bedroom.

Open plan living area

Head along the hallway toward the far end of the property, past the bedrooms and bathroom. Enter the spacious and inviting hub of the home. This generous sized living area comprises of a modern fitted kitchen to one end with breakfast bar area and a versatile living area overlooking the front of Harrier Court.

Once more, the decoration is light and neutral, benefitting from large windows allowing plenty of natural light to stream in. There is plenty of space to use and take advantage of for arrangement of sofas, dining table and additional furniture. It's a really social area of the home and great for entertaining family and friends.

The kitchen itself offers plenty of preparation areas and cabinetry for storage. Space for all the necessary white goods is provided and a handy breakfast bar separates the kitchen area from the living space neatly.

What we like

The location is key for this wonderful 2 bed apartment. City centre and close to the train station!



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Bedrooms and bathrooms

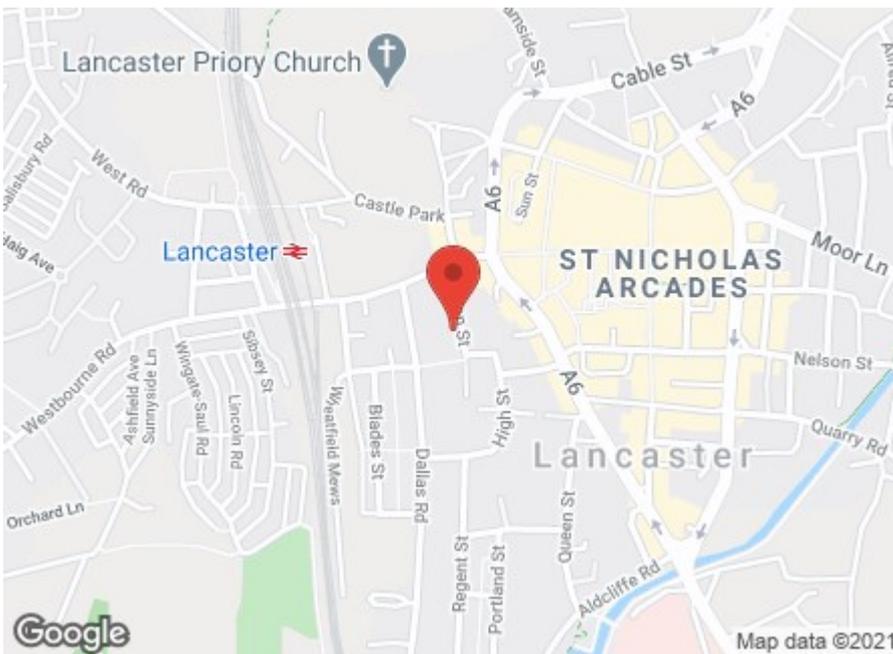
Upon entering apartment 4, take an immediate right into the master bedroom. Integrated storage surrounds space for a large double bed, along with further storage options to your right upon entering. Proceed to the front of the room and find a generous sized en-suite shower room. A double walk in shower awaits as well as a modern sink and low flush toilet.

Next door is the 2nd bedroom of the apartment, a great size room that could be used for a variety of options. Perfect as a guest bedroom or maybe a 'work from home' office/study. Built in storage is located immediately to your right upon entering this 2nd bedroom.

Nestled between the two bedrooms is the 3 piece bathroom. Comprising of a white 3 piece suite with shower over bath, this bright and spacious bathroom is perfect for the size of apartment it serves. Part tiled walls and light decoration is once again evident within.

Parking

An allocated parking space is provided with the apartment, located within the secure grounds of Harrier Court, accessed via a coded gate.



Extra Information

- Desirable City centre location
- Leasehold - 250 years from 2003
- Ground rent - £150 per annum
- Service charge - £750 per annum
- Allocated secure parking for 1

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