

26 Fair Elms

Westbourne Road, Lancaster, Lancashire, LA1 5TN

£165,000

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Welcome To Fair Elms. Once you are inside this top floor apartment you will find yourself in a generous sized hallway which has storage an access to all the rooms available. The main living area is a brilliant size space allowing you enough space to dine if you so wish. Access to the kitchen can be gained from here and this room has a real modern feel along with built in appliances.

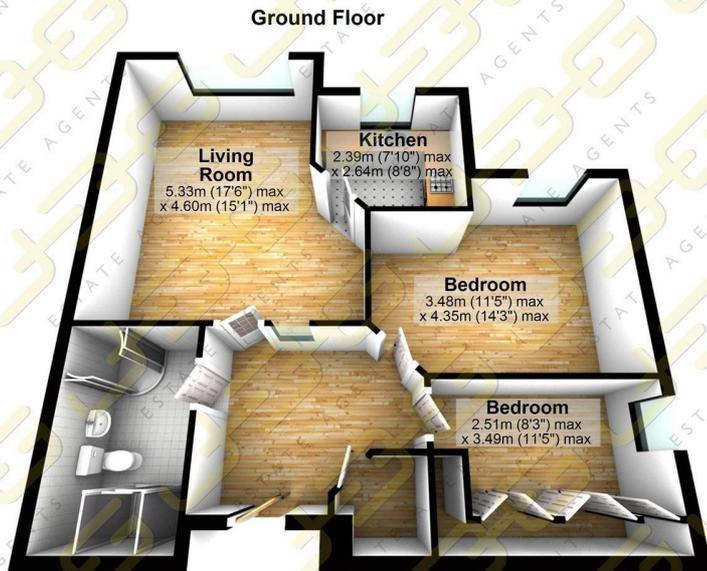
Both bedrooms have built in storage on offer and the master bedroom is to the rear of the building. There is a four piece wet room available which is ideal for you to use and this room also has fitted storage which the owners have built in.

The communal areas are also really well maintained with a lounge for all the residents to use along with a communal kitchen, ground floor wc and access to a paved patio seating area outside which has views towards the castle.

A brief description

A stunning 2-bed apartment in one of Lancaster's most luxurious developments designed exclusively for the over 55's who are still young at heart. Imagine hotel style living and a superb lifestyle. Perfectly positioned you are just minutes from the train station centre and city centre.

A must see. No chain



This 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

- Top Floor Apartment
- Two Bedrooms with Built in Storage
- Spacious Lounge Diner
- Modern Fitted Kitchen
- EPC Rating -C
- Four Piece Wet Room
- Parking Spaces Available
- Communal Areas and Gardens
- No Chain, Over 50's

About the location

Fair Elms is a sought after gated complex on the edge of Fairfield, south Lancaster. Enjoying fabulous views towards Morecambe Bay and The Lakes the complex comprises of luxury apartments for the over 50's. There is parking in the courtyard and the entrance is secured by electric gates.

Fairfield is a sought after residential area of south Lancaster. The train station and the city centre itself are both within walking distance, but yet you are away from the hustle and bustle. The area has a mix of property styles from substantial Victorian terraces to 1930's semi detached. There is a real community spirit in Fairfield and plenty of green space around with the allotments, orchard, playground and field.





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The living accommodation

As you step inside the home from the main entrance you will find yourself in the hallway. This space is a generous size allowing you space to have a few items of furniture if you so wish and there is access to all the rooms available.

There is also a great sized built in storage cupboard with built in shelves for all your storage needs.

Once you are in the living room you will find this room to be a wonderful space which has a real homely feel to it. There is a bright and airy feel thanks to the large double glazed window and the decoration has been finished with soft, neutral tones. The lounge also is large enough for you to add your very own dining table if you so wish and there is access from here through to the kitchen.

Once you are inside the kitchen you will see that there is ample built in storage and there are work tops for those who love to cook. The items included in the kitchen are a fridge/freezer, an electric oven and induction hob with an extractor fan above, a dishwasher and a washer/dryer which is a real bonus.

Once again the kitchen, like the living room looks out over the rear of the development.

The bedrooms

The master bedroom is a great sized double room which sees the continuation of the neutral decoration. This spacious room also features a built in wardrobe for all your storage needs and there is a double glazed window which helps to give the room a bright and airy feel.

The second bedroom is a well proportioned single room which also features built in wardrobes and further storage to one wall with built in shelves which would be ideal for books. This window has a pleasing aspect to the side elevation and will enjoy the late afternoon sunshine.

The shower room

The shower room has been fitted with a four piece suite. The owners have taken the bath out and installed a walk in wet room with an electric shower facility. On top of this there is a further walk in shower cubicle, a low flush wc and a hand wash basin. The room has been partially tiled with a decorative border to complement.

What we like

We really like the space this apartment offers and the location is simply wonderful. You are so handy for the city centre and the development has a real community feel with such lovely residents. We are certain you will feel right at home here.



Communal areas

Externally there is a great sized car park for the residents and its guests to use along with disabled parking areas for those who need them. A raised paved patio area is the perfect space where you can sit and relax during the summer months with your friends or family. This space also looks out towards the Priory and Lancaster Castle.

Once you are inside you will see that there is a lift service which will take you to all the floor available and there are steps up to the communal lounge space which is available for all the residents to use. There is even a communal kitchen for the residents to use if you are down here and a handy wc so you don't have to go back up to your apartment.



Extra Information

- Council Tax Band C
- Vaillant combi boiler
- Social events are held every Tuesday in the communal lounge for those who wish to attend
- Kitchen appliances are included
- No chain

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