



2a Manor Road, Slyne,  
Lancaster, LA2 6JY

2a Manor Road, Slyne, Lancaster

## *The property at a glance*



- Spacious First Floor Apartment
- Two Double Bedrooms With Fitted Wardrobes
- Good Sized Lounge
- Kitchen & Bathroom
- Gas Central Heating & Double Glazing
- Quiet & Sought After Residential Area
- On Street Parking
- Small Rear Garden
- Available Now!



Get in touch today

01524 401402  
info@gfproperty.co.uk  
gfproperty.co.uk

# £895

# Get to know the property



\*\*\* AVAILABLE NOW \*\*\*

Spacious First Floor Apartment boasting two bedrooms, situated in a highly desirable area of Hest Bank with easy access to the M6 motorway, Morecambe and Lancaster.

There is private access to the property with stairs leading to the first floor. The accommodation is spacious throughout with landing, great sized lounge, fitted kitchen with a range of wall, drawer and base units. There are two double bedrooms with fitted wardrobes and a three piece bathroom.

Double glazing and gas central heating are further benefits!

Externally, there is a small rear garden and on street parking, situated in a quiet residential location.

Any Other Information

A holding deposit, no more than 1 week's rent is payable per tenancy. Please ask agent for further details.



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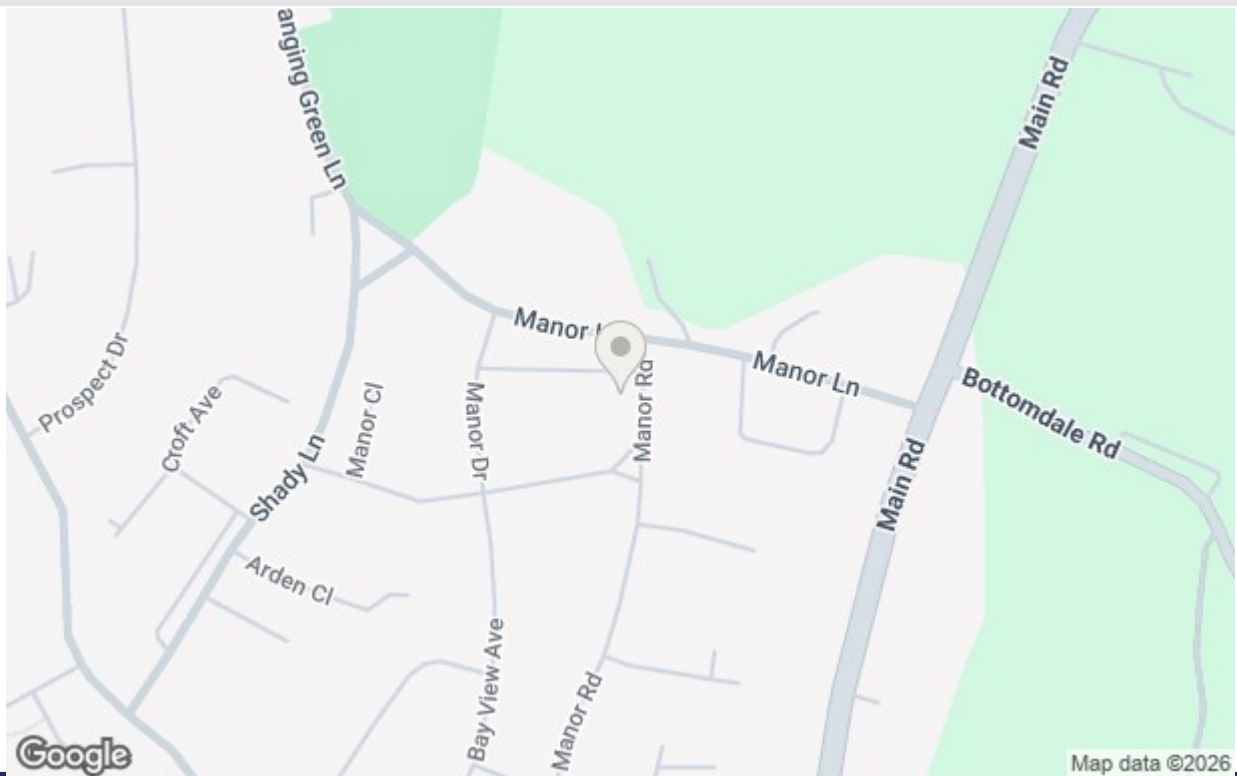
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# Take a nosey round



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		70	75				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	