



20 Eskrigge Court,  
Beaumont Park, Lancaster,  
T.A1 2T.A

20, Eskrigge Court, Beaumont Park, Lancaster

## *The property at a glance*

2  1  1 

- First Floor Apartment
- Two Bedrooms
- Kitchen & Lounge
- Garden & Parking
- No Chain Delay!
- Easy Access To City Centre & M6
- Tenure: Leasehold
- Band: A
- EPC: C



Get in touch today

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

# £110,000

# Get to know the property

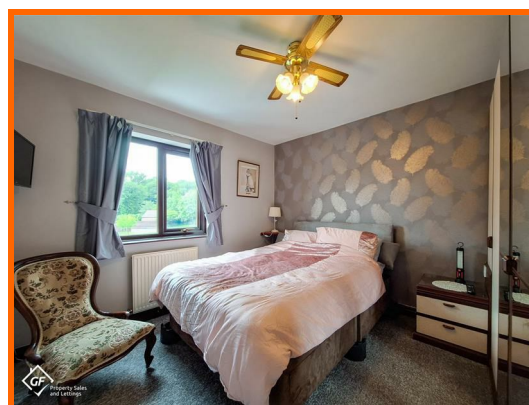


Welcome to this charming first-floor apartment located in the desirable Eskrigge Court, nestled within the picturesque Beaumont Park area of Lancaster. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for couples or those seeking a comfortable space to call home.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The kitchen is functional and provides ample space for culinary pursuits, ensuring that meal preparation is both enjoyable and efficient. The apartment also features a well-appointed bathroom, catering to your daily needs with ease.

One of the features of this property is the boarded loft, which presents an excellent opportunity for additional storage or even a creative space, depending on your needs. Outside, you will benefit from allocated parking for one vehicle, providing convenience and peace of mind. The garden area is a lovely addition, offering a tranquil spot to unwind and enjoy the fresh air.

Situated in a sought-after location, this apartment is close to local amenities and transport links, making it easy to explore all that Lancaster has to offer. Whether you are looking to invest or find your next home, this property presents a wonderful opportunity to enjoy comfortable living in a vibrant community. Do not miss the chance to view this delightful apartment in Beaumont Park.





## Entrance Hall

Stairs to first floor flat, smoke alarm, loft access, doors to living room, kitchen, bedroom one, bedroom two and shower room.

## Living Room

UPVC window, radiator, ceiling rose, coving, wall mounted living flame fireplace and TV point

## Kitchen

UPVC window, radiator, mix of wall and base unit with laminate worktops, oven with four ring gas hob, extractor fan, sink with mixer tap and draining board, tiled splashback, space for fridge/freezer, space for washing machine, kitchen island, panelled walls and vinyl flooring.

## Bedroom One

UPVC window and radiator

## Bedroom Two

UPVC window, radiator and storage cupboard.

## Bathroom

UPVC window, dual flush WC, wall mounted wash basin with traditional taps, fitted bath, extractor fan, wall mounted shower above, panelled surround, partially tiled surround and laminate flooring.

## Allocated Parking & Garden



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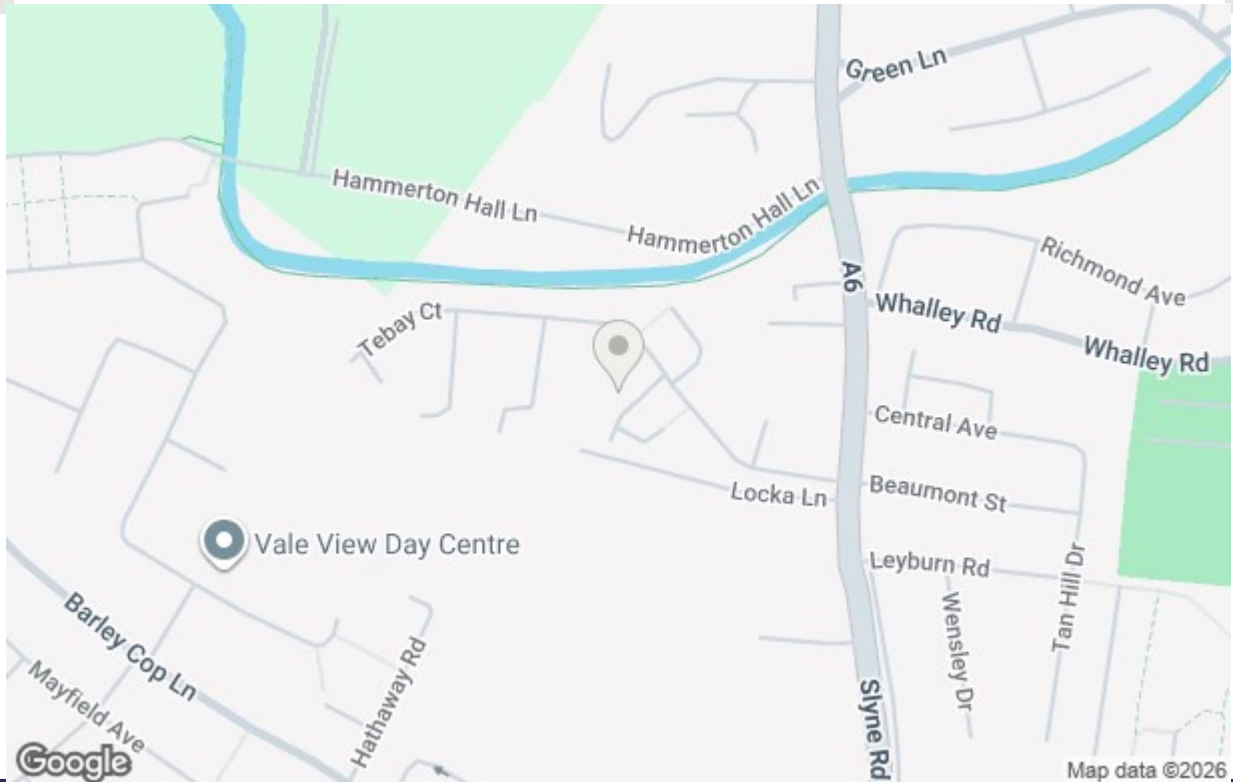
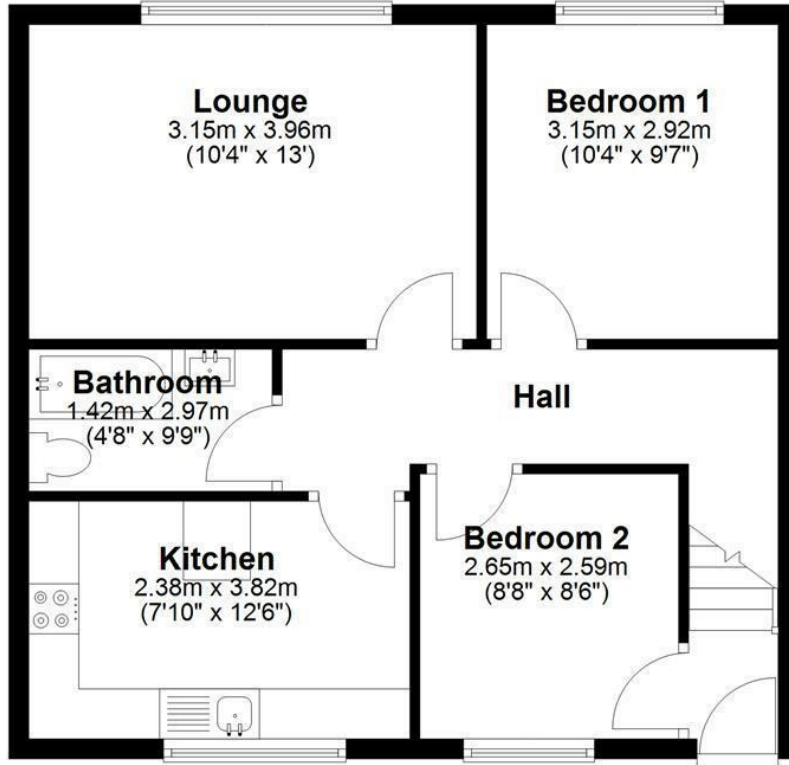


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# Take a nosey round

## Ground Floor



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(65-80) <b>C</b></p> <p>(55-64) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	74		74
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82 plus) <b>A</b></p> <p>(61-81) <b>B</b></p> <p>(45-60) <b>C</b></p> <p>(35-44) <b>D</b></p> <p>(25-34) <b>E</b></p> <p>(15-24) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	