



Flat 15, Riverside Lofts 35-36 St.  
Georges Quay, Lancaster, LA1  
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Flat 15, Riverside Lofts 35-36 St. Georges

# *The property at a glance*

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- Third Floor Apartment
- Open Plan Living Room & Kitchen
- Two Bedrooms
- Bathroom & Shower Room
- Balcony
- Available now
- Property Banding: D
- EPC: D
- Picturesque Riverside Location
- Parking Space Allocated



Get in touch today

01524 401402  
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# £950

# Get to know the property



Located in the picturesque St. Georges Quay, Lancaster, this charming third-floor apartment presents an excellent opportunity. The property features two well-proportioned bedrooms and two contemporary bathrooms, making it an ideal choice for professionals, couples, or small families.

Upon entering, you are greeted by an inviting open-plan living room and kitchen, designed to create a spacious and airy atmosphere. This layout not only enhances the flow of natural light but also provides a perfect setting for entertaining guests or enjoying quiet evenings at home. The kitchen is equipped with modern appliances, ensuring that culinary enthusiasts will feel right at home.

The property is conveniently situated, providing easy access to local amenities, shops, and transport links, making it a practical choice for those who wish to explore the vibrant city of Lancaster. With its combination of comfort, style, and a stunning location, this apartment is a rare find that promises a delightful living experience. Don't miss the opportunity to make this lovely property your new home.

## Entrance Hall

Door into entrance hall, intercom, smoke alarm, doors to living/kitchen area, bedroom one, bedroom two, shower room and storage cupboard housing boiler.

## Living Area

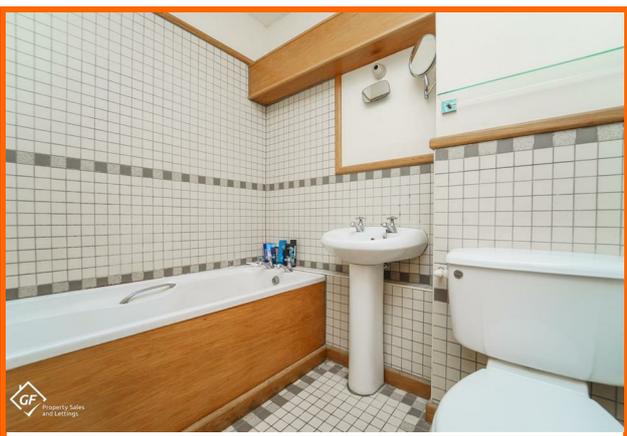
Open plan with kitchen/dining room, two double glazed windows, electric radiator, smoke alarm, TV point, laminate flooring, folding door to bedroom two and double glazed double doors onto balcony.

## Kitchen Area

Open plan with living area, mix of wall and base units with laminate worktops, oven with four ring electric hob, extractor fan, sink with mixer tap and draining board, tiled splashback, space for fridge/freezer and washing machine, laminate flooring and folding door to bedroom one.



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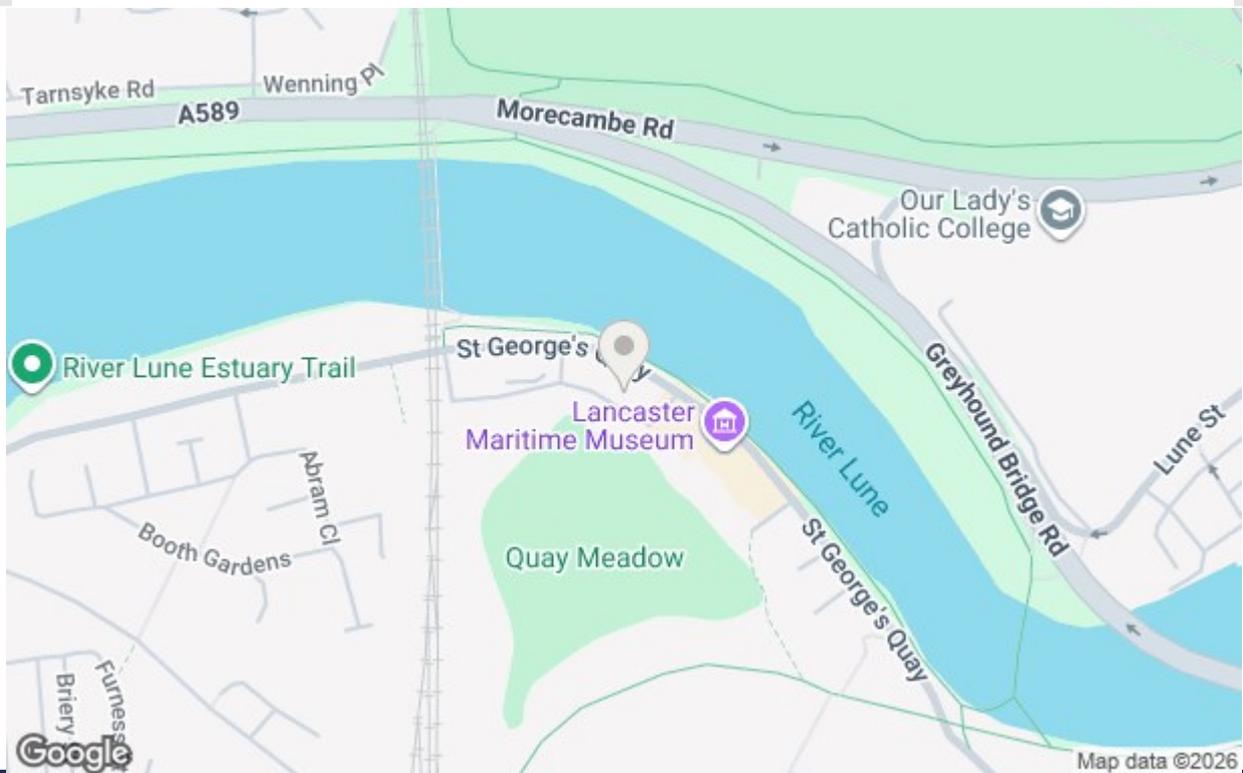
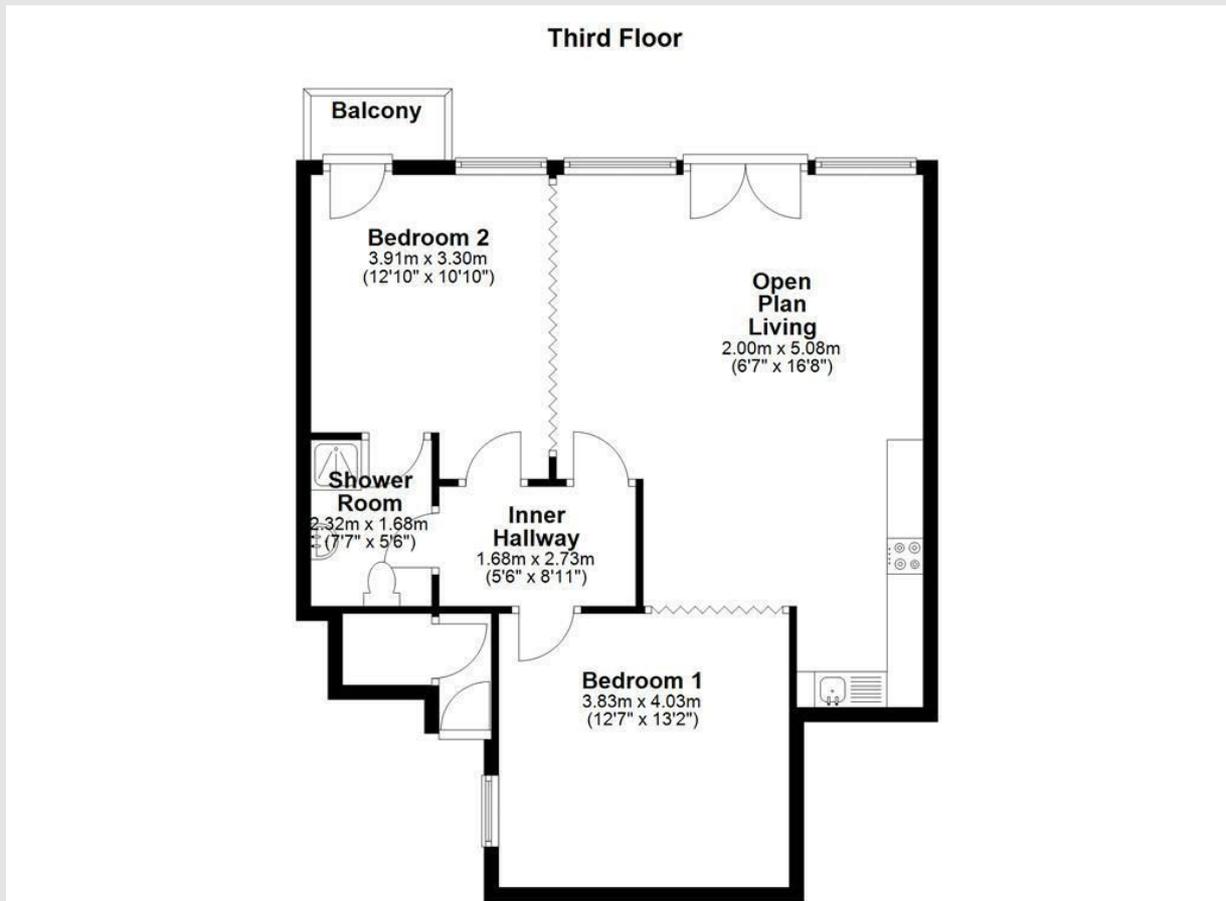
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# Take a nosey round



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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>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
<p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-28) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England &amp; Wales</p>			
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	

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