



**2 Bed
Apartment
located in**

Jennings
estate agents 

28 Abram Close

Lancaster

LA1 5WB



First Floor

First Floor Landing

Storage cupboard. Radiator.

Lounge

11'5" x 15'5"

Double glazed uPVC to the front and side. Juliet balcony with double glazed French doors. Double radiator. Open to -

Kitchen Diner

9'10" x 11'4"

Modern fitted kitchen with a range of wall and base units comprising: stainless steel sink unit, electric oven, four gas hob and a stainless steel extractor fan. Integrated dishwasher, washing machine, fridge and freezer. Double glazed uPVC window to the front aspect. Radiator.

Master Bedroom

8'5" x 10'11"

Double glazed uPVC window to the rear aspect. Radiator. Door to -

Ensuite

Three piece suite with a shower cubicle, wash hand basin and a low level WC. Double glazed uPVC window to the side. Radiator.

Bedroom Two

8'11" x 7'11"

Double glazed uPVC window to the rear. Radiator.

Bathroom

Three piece suite with a bath, wash hand basin and a low level WC. Double glazed uPVC window to the side. Radiator. Tiled walls.

Additional Information

We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, and fittings. All room dimensions and floor plans are measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars. Fixtures and fittings may be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Asking price £160,000

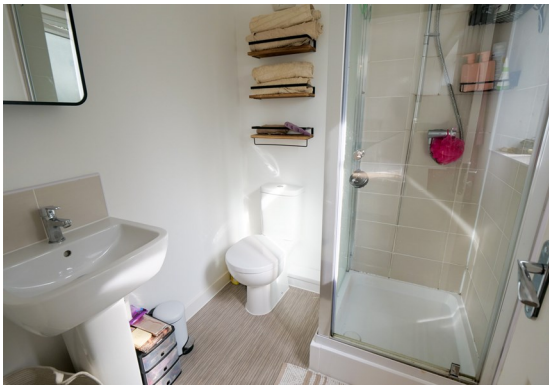
Jennings Estate Agents are delighted to welcome to the market this wonderful apartment on Abram Close in Lancaster which presents an excellent opportunity for those seeking a modern home in a vibrant community. This delightful property features a well-appointed reception room, perfect for relaxation or entertaining guests. The apartment boasts two comfortable bedrooms, providing ample space for individuals or small families. The master bedrooms also benefits from a modern ensuite shower room.

The bathroom is thoughtfully designed, ensuring both functionality and comfort. The layout of the apartment promotes a sense of openness, making it an inviting space to call home.

Located in a desirable area, residents will benefit from easy access to local amenities, including shops, parks, and public transport links, enhancing the convenience of daily life. This apartment is ideal for anyone looking to enjoy a blend of comfort and accessibility in Lancaster.

With its appealing features and prime location, this apartment is a fantastic choice for those wishing to embrace a modern lifestyle in a thriving neighbourhood.

Viewings are highly recommended, so please contact the office for further details. NO UPPER CHAIN.



Abram Close Lancaster, LA1 5WB



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		94	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: A
Council Tax Band: B

DIRECTIONS

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