



**The Residence  
Kershaw Drive  
Lancaster  
Lancashire  
LA1**

**Offers In Excess Of £189,000**

**bettermove** 

# Kershaw Drive

## Lancaster

Bettermove are proud to present this 2 bedroom flat in Lancaster.

The property benefits from double glazing, gas central heating throughout and has off street parking available via 2 allocated spaces.

The council tax band is C.

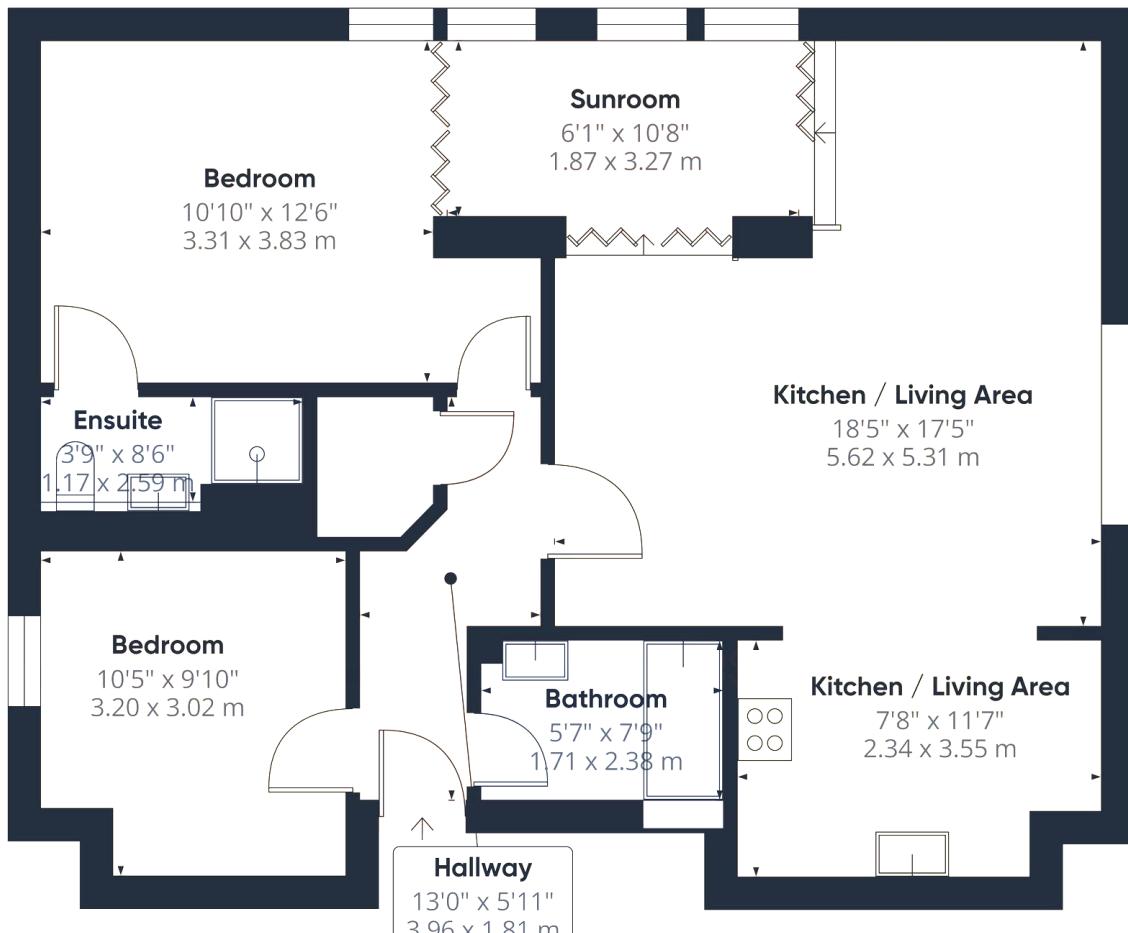
This is a leasehold property with 990 years remaining on the lease; the ground rent is £374pa and the service charge is £247pm.

The interior of this beautifully presented property comprises a spacious living and dining room, fitted kitchen, and sun room, as well as the 2 bedrooms with one including an ensuite and the family bathroom.

Located in the popular City of Lancaster, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Lancaster train station (1.8 miles), various bus routes and the M6.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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