



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.

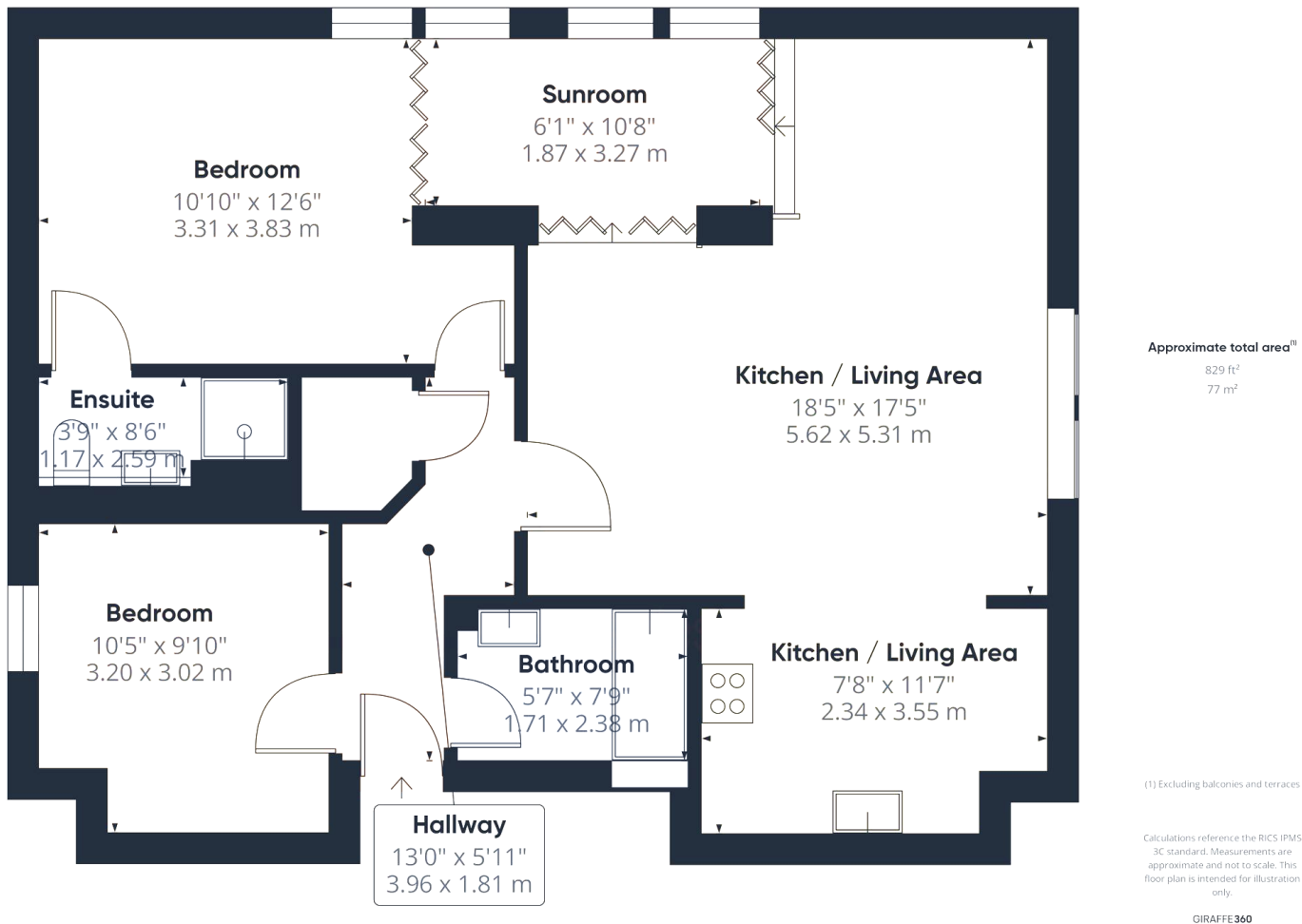
This is a leasehold property with 990 years remaining on the lease; the ground rent is £374pa and the service charge is £247pm.

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.





Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>	79	79	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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



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