



Arden Rose

SLYNE



# 16 ARDEN CLOSE



The property features a front entrance with a canopy overhead and an electric outside light. A composite front door with an inset patterned leaded double-glazed panel leads into the hallway, which includes a single-panel central heating radiator, a Honeywell central heating thermostat, an understairs storage cupboard, a smoke detector, a ceiling light point, power points, and a staircase to the first floor. The property is leasehold, with a 125-year lease from 1986. The ground rent is £35.00 per annum, and the management fee is £987.00 for the period from April 1 to March 31, 2024, covering buildings insurance, garden maintenance, and the cleaning of windows and gutters. The services include mains water, drainage, electricity, and gas. The local authority is Lancaster City Council, and the property falls under Council Tax Band B.







Property Type:

*Bungalow*

Square Footage:

*968 sqft*

Council Tax Band:

*B*

EPC Rating:

*btc*

Tenure:

*Leasehold*

*Take a closer look...*







# Why Slyne?

SLYNE IS A CHARMING VILLAGE LOCATED JUST NORTH OF LANCASTER, NESTLED IN THE SCENIC COUNTRYSIDE OF LANCASHIRE. IT OFFERS A PEACEFUL, SEMI-RURAL LIFESTYLE WHILE STILL PROVIDING EASY ACCESS TO ESSENTIAL AMENITIES AND NEARBY ATTRACTIONS. THE VILLAGE ITSELF BOASTS A RANGE OF LOCAL CONVENIENCES, INCLUDING A POST OFFICE, A VILLAGE HALL, AND SEVERAL PUBS, SUCH AS THE LODGE, KNOWN FOR ITS COZY ATMOSPHERE AND HEARTY MEALS. RESIDENTS ALSO ENJOY ACCESS TO LOCAL PARKS AND WALKING TRAILS THAT WIND THROUGH THE BEAUTIFUL SURROUNDING COUNTRYSIDE. FOR EVERYDAY SHOPPING AND SERVICES, SLYNE IS JUST A SHORT DRIVE FROM LANCASTER CITY CENTRE, WHERE YOU'LL FIND SUPERMARKETS, BOUTIQUE SHOPS, RESTAURANTS, AND HEALTHCARE FACILITIES.

EXCELLENT SCHOOLS, SUCH AS SLYNE-WITH-HEST PRIMARY SCHOOL, MAKE IT A GREAT AREA FOR FAMILIES. TRANSPORT LINKS ARE CONVENIENT, WITH THE M6 MOTORWAY NEARBY, OFFERING QUICK ACCESS TO MAJOR CITIES LIKE PRESTON AND MANCHESTER. THE VILLAGE IS ALSO WELL-CONNECTED BY BUS ROUTES TO LANCASTER AND SURROUNDING AREAS. SLYNE'S LOCATION IS IDEAL FOR NATURE LOVERS, WITH THE STUNNING LANDSCAPES OF THE LAKE DISTRICT NATIONAL PARK JUST UNDER AN HOUR'S DRIVE AWAY. THIS PROXIMITY ALLOWS RESIDENTS TO EASILY ENJOY THE DRAMATIC FELS, LAKES, AND OUTDOOR ACTIVITIES THAT THE REGION OFFERS, MAKING SLYNE A PERFECT BASE FOR THOSE WHO ENJOY BOTH COUNTRYSIDE LIVING AND ACCESS TO RENOWNED NATURAL BEAUTY.

Slyne Village











PARKING



GARDEN



Outside, the property has lawned gardens to the front and side, with a pathway leading to the front entrance and continuing down the side to the rear garden. The driveway, accessed via a dropped kerb off Arden Close, offers off-road parking for one vehicle. The communal rear garden is well-maintained, featuring a lawned area, paved patio areas, flower borders, and a drying area.





Zzz...ooo

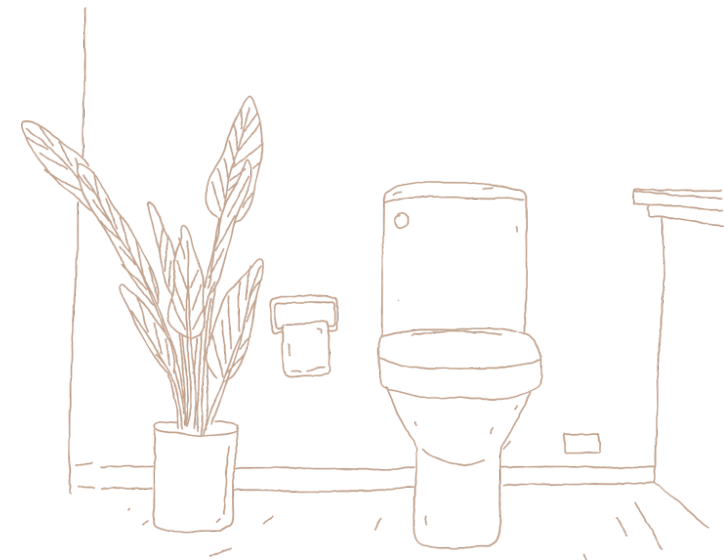
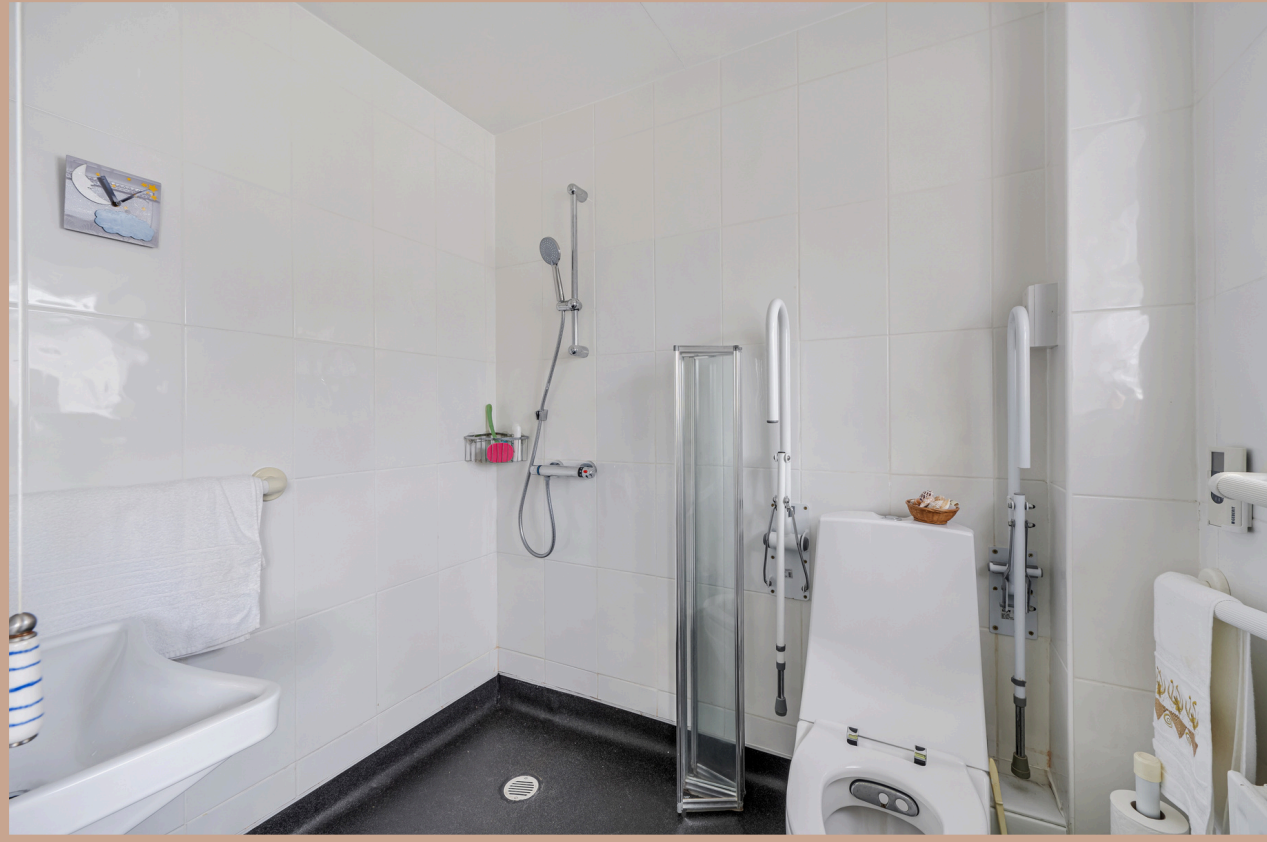












# WHERE CAN I FIND...



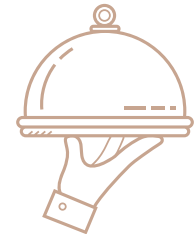
## The Closest School?

St Lukes Slyne Primary School is at the end of the road only 394 ft away!



## The Local Shop?

Slyne-With-Hest Village Stores is just 0.3 miles from your doorstep.



## A Delicious Meal?

The Cross Keys and it's fabulous menu awaits you, only 0.7 miles away.



## Somewhere Nice to Walk the Dog?

The Shore at Hest Bank with its stunning sea front walk is just 0.7 miles from your home.



## A Refreshing Pint?

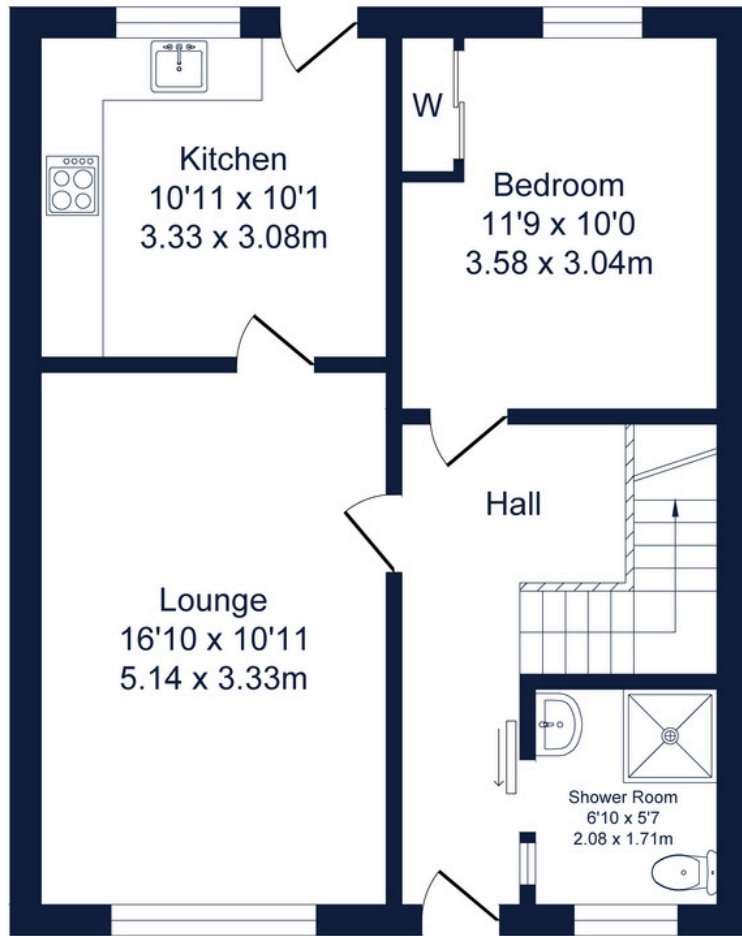
The Hest Bank is just 0.5 miles away, you could be back home in just over 10 minutes!



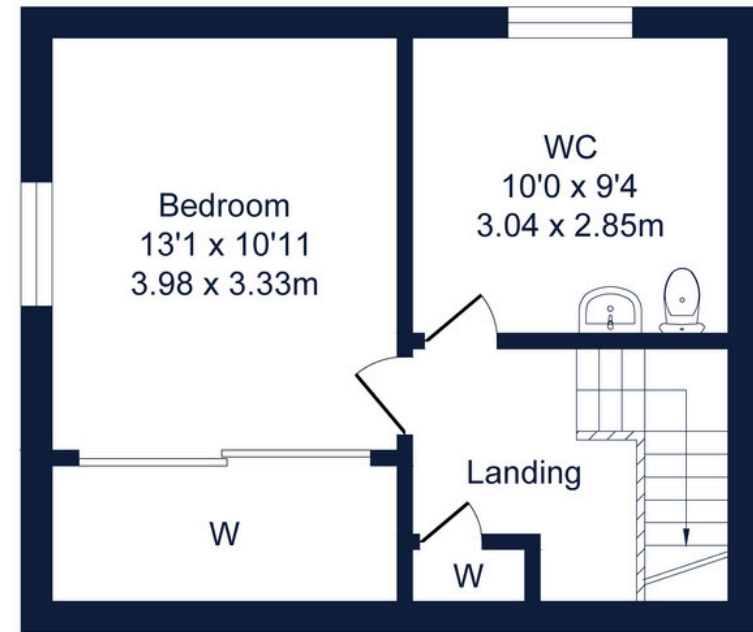
## Your Local Property Experts?

Our office is an 11 minute drive away - pop in to say hello, anytime!





GROUND FLOOR



FIRST FLOOR



**Total Floor Area: 968 sq.ft (89.9 sq.m) approx.**

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.







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