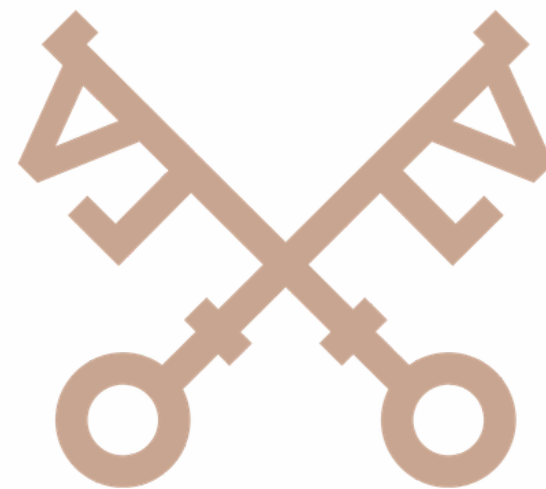




19 Abram Close  
Lancaster

 **lunevalley**  
ESTATES.

## ABRAM CLOSE, LANCASTER



Welcome to Abram Close, part of the sought-after St Georges Walk development near St Georges Quay. This stylish new-build community is just a 10-minute walk from Lancaster City Centre, offering convenience and charm. Perfectly suited for couples, families, and professionals, the location boasts easy access to the River Lune's scenic paths, historic landmarks like Lancaster Castle, and an array of trendy wine bars and pubs along the Quay. Plus, Lancaster Train Station is just a short stroll away, making commuting to Manchester, London, and beyond a breeze.

Inside the home step into a beautifully designed home offering modern comfort and style. The ground floor boasts an open-plan kitchen and lounge area, complemented by upgraded marble-tiled flooring and a convenient W.C. Upstairs, you'll find two spacious double bedrooms, a single bedroom, and a well-appointed family bathroom. The neutral décor throughout creates a calming, versatile space that's easy to make your own.



Take a closer look...



Property Type:

*Semi -*

*Detached*

Square Footage:

*771 sqft*

Council Tax Band:

*C*

EPC Rating:

*B*

Tenure

*Leasehold*



# Why Lancaster?

ABRAM CLOSE, PART OF THE SOUGHT-AFTER ST GEORGES WALK DEVELOPMENT NEAR ST GEORGES QUAY. THIS STYLISH NEW-BUILD COMMUNITY IS JUST A 10-MINUTE WALK FROM LANCASTER CITY CENTRE, OFFERING CONVENIENCE AND CHARM. PERFECTLY SUITED FOR COUPLES, FAMILIES, AND PROFESSIONALS, THE LOCATION BOASTS EASY ACCESS TO THE RIVER LUNE'S SCENIC PATHS, HISTORIC LANDMARKS LIKE LANCASTER CASTLE, AND AN ARRAY OF TRENDY WINE BARS AND PUBS ALONG THE QUAY. PLUS, LANCASTER TRAIN STATION IS JUST A SHORT STROLL AWAY, MAKING COMMUTING TO MANCHESTER, LONDON, AND BEYOND A BREEZE.

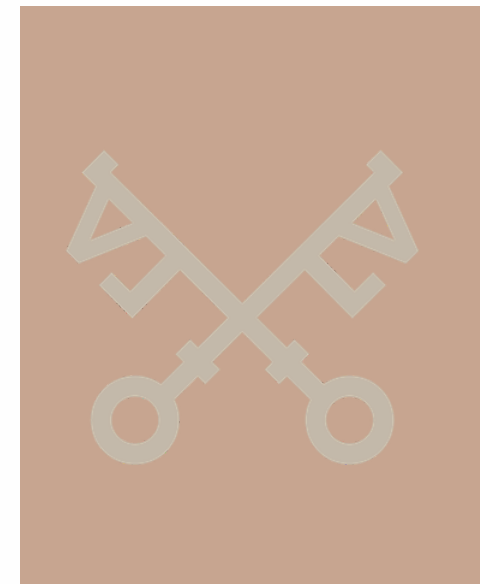
19 Abram Close, Lancaster





OUTSIDE, ENJOY A PRIVATE GARDEN WITH A PATIO SEATING AREA, PERFECT FOR RELAXING OR ENTERTAINING. THERE IS ALSO ALLOCATED PARKING TO THE REAR WHICH ALWAYS MEANS YOU WILL HAVE A SPACE!











Zzz... 000



# WHERE CAN I FIND...



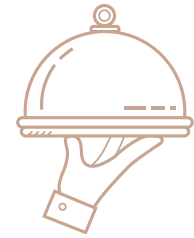
## The Closest Schools?

Willow Lane Primary School - 3 Minute Drive & 14 Minute Walk



## The Local Shop?

Spar - 4 Minute Drive and 18 Minute Walk



## A Delicious Meal?

Wagon & Horses - 2 Minute Drive & 7 Minute Walk



## Somewhere Nice to Walk the Dog?

Miles of endless rambling right on your doorstep!



## A Refreshing Pint?

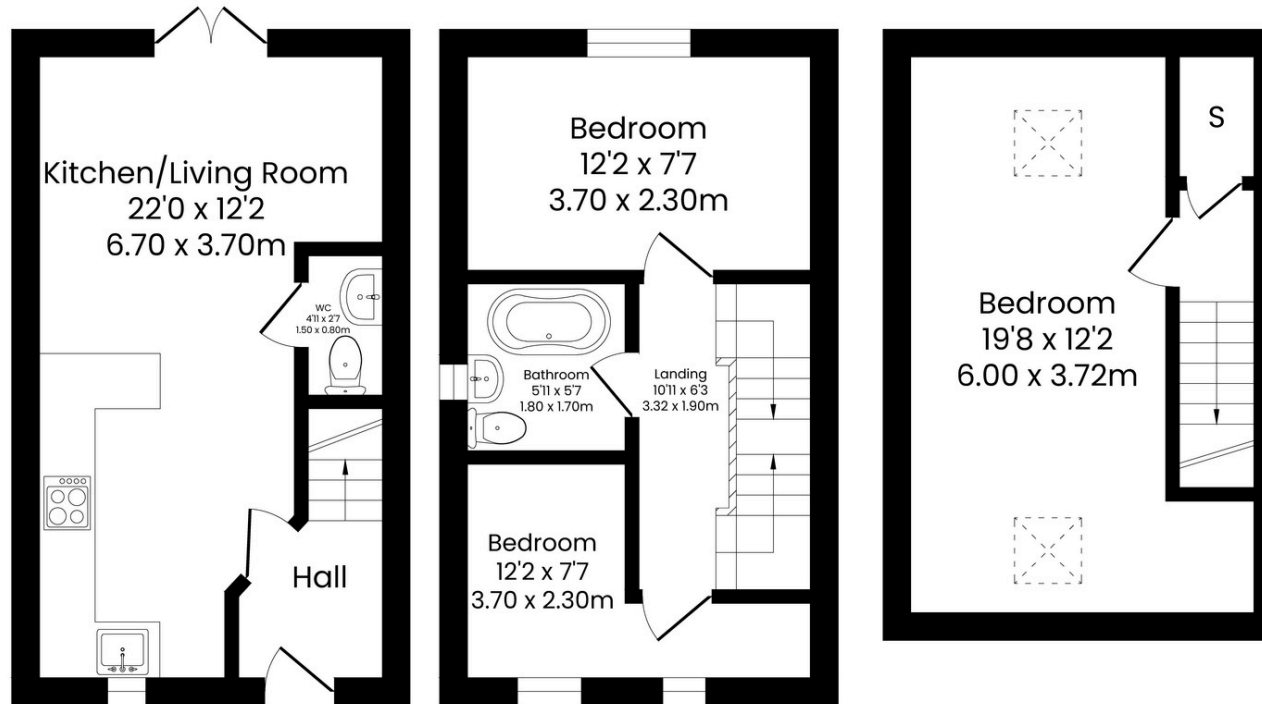
Tite & Locke - 3 Minute Drive & 9 Minute Walk



Closest Transport Links  
Rail - Lancaster Station 3 Minute Drive and 9 Minute Walk

# Total Approx. Floor Area 771 Sq.ft. (71.6 Sq.M.)

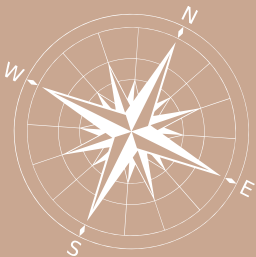
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor  
Approx. Floor Area 266 Sq.Ft  
(24.7 Sq.M.)

First Floor  
Approx. Floor Area 266 Sq.Ft  
(24.7 Sq.M.)

Second Floor  
Approx. Floor Area 239 Sq.Ft  
(22.2 Sq.M.)



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.

19 Abram Close

Lancaster

19 Abram Close, Lancaster, LA1 5WB



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