



**5 Lancaster Court  
Boroughbridge, York YO51 9NJ**

**£750 Per month**

TWO DOUBLE BEDROOMS VERY SPACIOUS THROUGHOUT 70m2 LIVING SPACE  
BATHROOM AND ENSUITE  
JULIET BALCONY TO THE LOUNGE  
EXCELLENT DECORATIVE ORDER THROUGHOUT  
LOVELY PRIVATE DEVELOPMENT  
WALKING DISTANCE TO BOROUGHBRIDGE CENTRE  
ALLOCATED PARKING SPACE AND VISITOR PARKING  
AVAILABLE JULY EPC B COUNCIL TAX BAND B

## 5 Lancaster Court, Boroughbridge, York YO51 9NJ


A very well presented and very spacious two double bedroom first floor apartment benefiting from a large fitted kitchen, a great sized lounge, en-suite to the master bedroom and separate bathroom, allocated parking and visitor parking.

Comprising of; communal entrance with intercom entry system and stair to the first floor. On entrance to the apartment there is a middle hallway with built in storage cupboards. The lounge is a really great space with window and double doors that open out to the juliet balcony. The modern kitchen is to the rear and has a fantastic range of built in units with plenty of work top space, built in oven and hob, fridge freezer and separate washing machine. There is also plenty of space for a dining table.

There are two double bedrooms, the master has an en-suite shower room and there is a separate bathroom with shower over the bath. The added benefit to this apartment is the court yard to the front which has lovely sitting areas to enjoy as well as parking.

The apartment comes complete with double glazing and central heating that is within close proximity to the fabulous amenities in Boroughbridge town centre



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <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 &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 plus) <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 &amp; Wales</b>	EU Directive 2002/91/EC	