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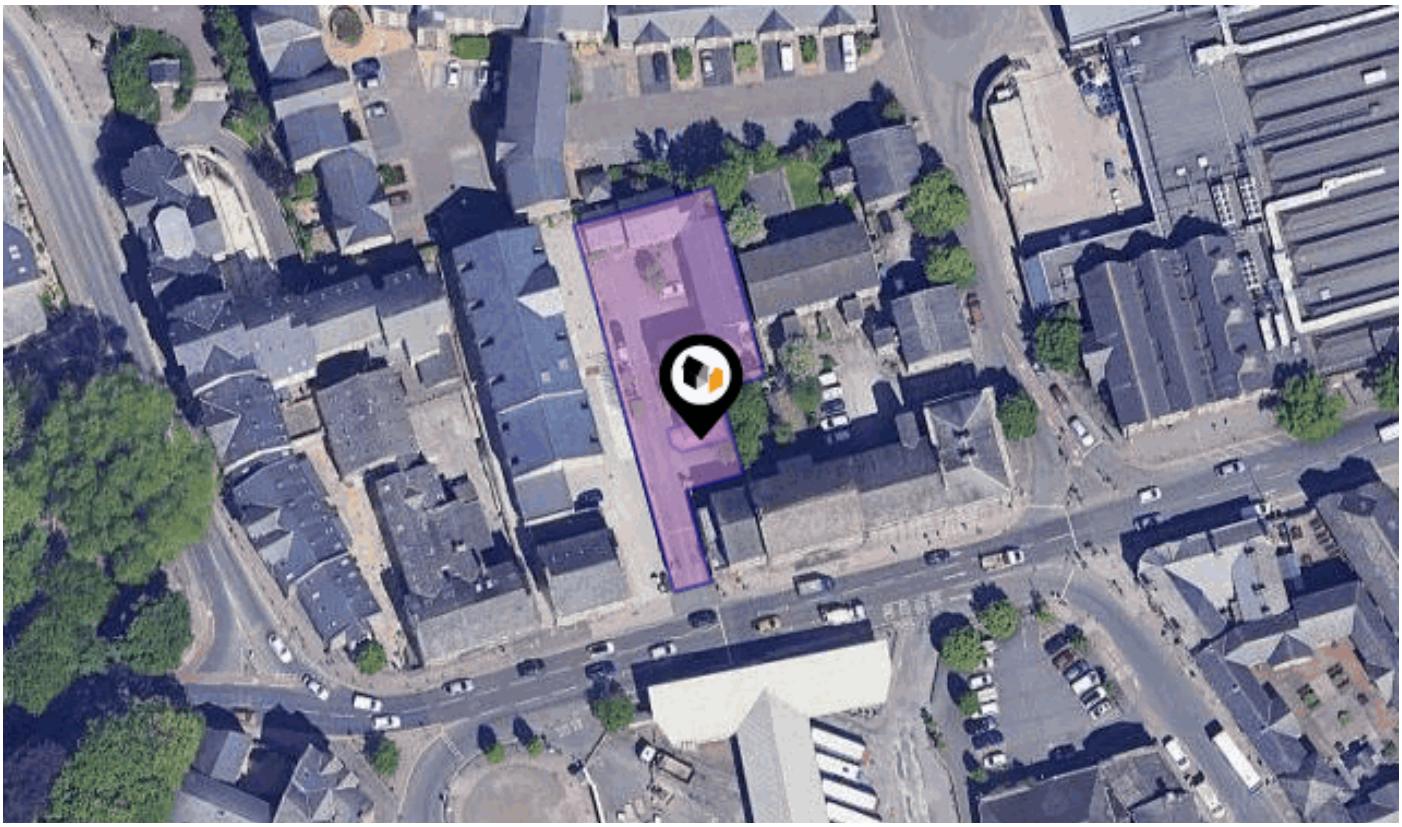
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02nd February 2024



ST. JOHNS MEWS, LANCASTER, LA1

Asking Price : £120,000

JDG Estate Agents

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Introduction
Our Comments

The Location

Welcome to St Johns Mews, a private gated road tucked away in the heart of Lancaster city centre. To live here is to be right in the heart of the action, while also benefitting from a quiet private setting. Positioned near the Bus Station and the top end of St Georges Quay most of the city centre, and all it has to offer is accessible by foot. As mentioned the Bus Station is just over the road and the train station is not far away either making travel fairly simple. There is a large Sainsburys supermarket down the road as well as a Lidl & Farmfoods a little further along. You also have access to walks along the River Lune or up toward Lancaster Castle.

About this Home

This property is a modern built end-terrace house on a private gated road. We enter the home to an open-plan reception room with laminate wooden floors, this is a flexible space that accommodates a number of living arrangements with a lounge area, dining or potentially a home office. There is a lovely compact kitchen at the rear of the home, with oak-style counters along with room for a free-standing fridge freezer & washing machine. Upstairs we come to find the master bedroom overlooking the front of the property, a good double room with ample space to add large fitted wardrobes. A second single bedroom can also be found. A modern bathroom has been fitted with a power shower and sleek white tiling.

Useful Information

- Leasehold Property, 1975 years remaining
- Approx. £500 per annum service charge
- Peppercorn Ground Rent
- Combi boiler is 11 years old, located in Kitchen
- Council Tax Band B: £1628 approx.
- Gas Safety Certificate
- Electrical Safety Certificate
- EPC Rating: C

Property
Overview







Property

Type:	Terraced	**Last Sold £/ft²:**	£236
Bedrooms:	2	**Asking Price:**	£120,000
Floor Area:	486 ft² / 45 m²	**Tenure:**	Leasehold
Plot Area:	0.27 acres	**Start Date:**	05/03/1998
Year Built :	1998	**End Date:**	13/02/3889
Council Tax :	Band Deleted	**Lease Term:**	2000 years (less 10 days) from 13 February 1889
Title Number:	LA818993		
UPRN:	10009268240	**Term Remaining:**	1866 years

Local Area

Local Authority:	Lancaster City
Conservation Area:	Lancaster,Lancaster
Flood Risk:	
• Rivers & Seas	Low
• Surface Water	Medium

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s **80** mb/s **-** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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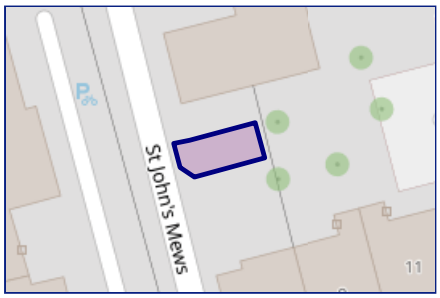
Property
Multiple Title Plans

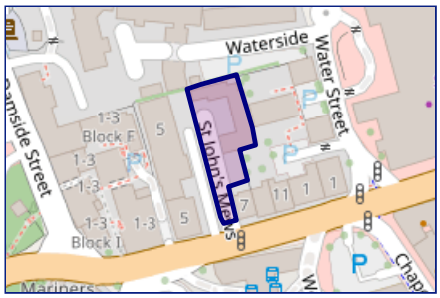
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Leasehold Title Plans



LA818993

Start Date:	24/09/1889
End Date:	13/02/3889
Lease Term:	2000 years from 13 February 1889
Term Remaining:	1866 years



LA731007

Start Date:	05/03/1998
End Date:	13/02/3889
Lease Term:	2000 years (less 10 days) from 13 February 1889
Term Remaining:	1866 years

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Gallery
Photos

















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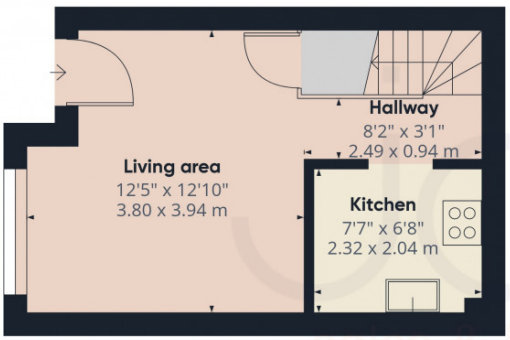
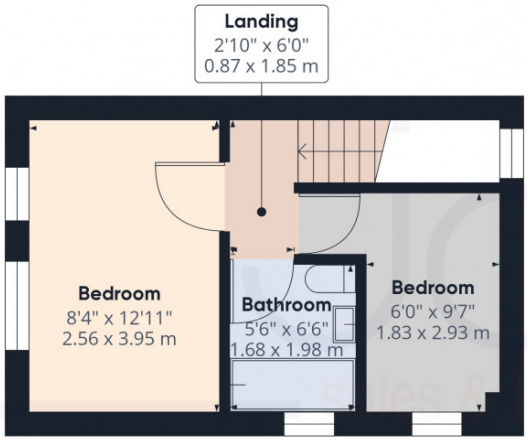
Gallery
Floorplan

ST. JOHNS MEWS, LANCASTER, LA1



Ground Floor



Floor 1

Approximate total area(1)

485.15 ft²

45.07 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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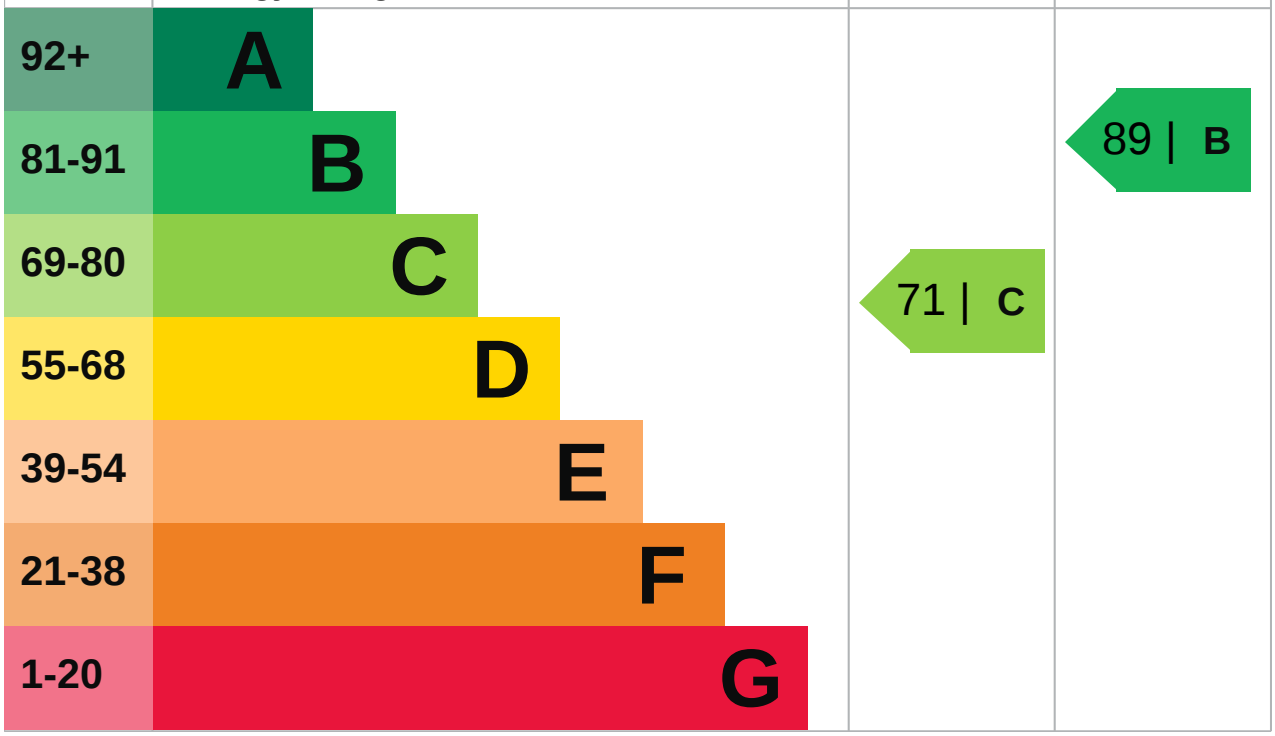
St. Johns Mews, LA1

Energy rating

C

Valid until 07.12.2028



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EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 57% of fixed outlets
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	49 m^2

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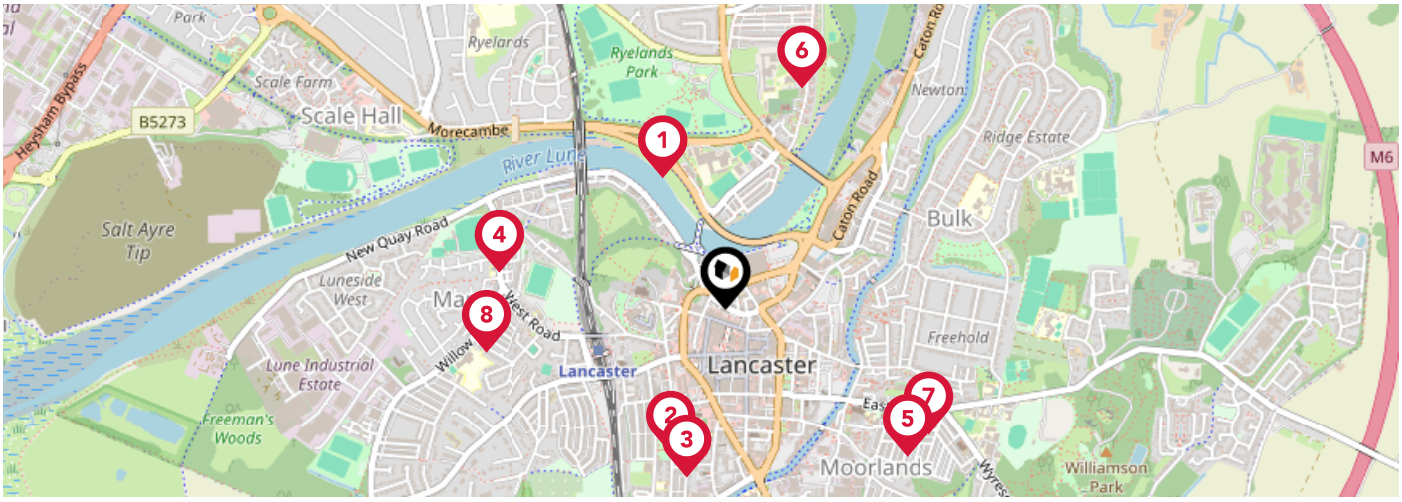
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Our Lady's Catholic College** Ofsted Rating: Requires Improvement | Pupils: 884 | Distance:0.32	☐	☐	☑	☐	☐
2	**Lancaster Dallas Road Community Primary School** Ofsted Rating: Good | Pupils: 417 | Distance:0.34	☐	☑	☐	☐	☐
3	**Lancaster Girls' Grammar School** Ofsted Rating: Outstanding | Pupils: 958 | Distance:0.38	☐	☐	☑	☐	☐
4	**Lancaster Steiner School** Ofsted Rating: Requires improvement | Pupils: 30 | Distance:0.5	☐	☑	☐	☐	☐
5	**The Cathedral Catholic Primary School, Lancaster** Ofsted Rating: Good | Pupils: 203 | Distance:0.51	☐	☑	☐	☐	☐
6	**Chadwick High School** Ofsted Rating: Good | Pupils: 36 | Distance:0.51	☐	☐	☑	☐	☐
7	**Lancaster Royal Grammar School** Ofsted Rating: Good | Pupils: 1149 | Distance:0.52	☐	☐	☑	☐	☐
8	**Willow Lane Community Primary School** Ofsted Rating: Good | Pupils: 195 | Distance:0.53	☐	☑	☐	☐	☐

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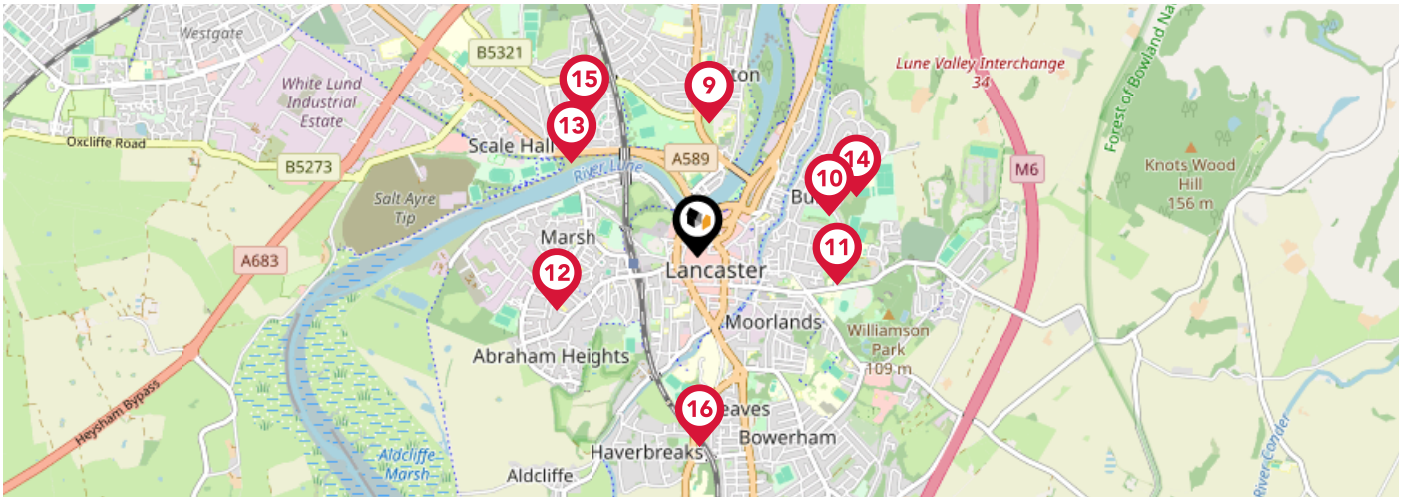
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**St Joseph's Catholic Primary School, Lancaster** Ofsted Rating: Special Measures | Pupils: 185 | Distance:0.59	☐	☑	☐	☐	☐
10	**Castle View Primary** Ofsted Rating: Not Rated | Pupils:0 | Distance:0.6	☐	☑	☐	☐	☐
11	**Lancaster Christ Church Church of England Primary School** Ofsted Rating: Good | Pupils: 209 | Distance:0.61	☐	☑	☐	☐	☐
12	**Appletree Nursery School** Ofsted Rating: Outstanding | Pupils: 61 | Distance:0.65	☑	☐	☐	☐	☐
13	**The Loyne Specialist School** Ofsted Rating: Outstanding | Pupils: 117 | Distance:0.69	☐	☑	☑	☐	☐
14	**Central Lancaster High School** Ofsted Rating: Good | Pupils: 555 | Distance:0.74	☐	☐	☑	☐	☐
15	**Lancaster Ryelands Primary School** Ofsted Rating: Good | Pupils: 411 | Distance:0.79	☐	☑	☐	☐	☐
16	**Ripley St Thomas Church of England Academy** Ofsted Rating: Outstanding | Pupils: 1733 | Distance:0.82	☐	☐	☑	☐	☐

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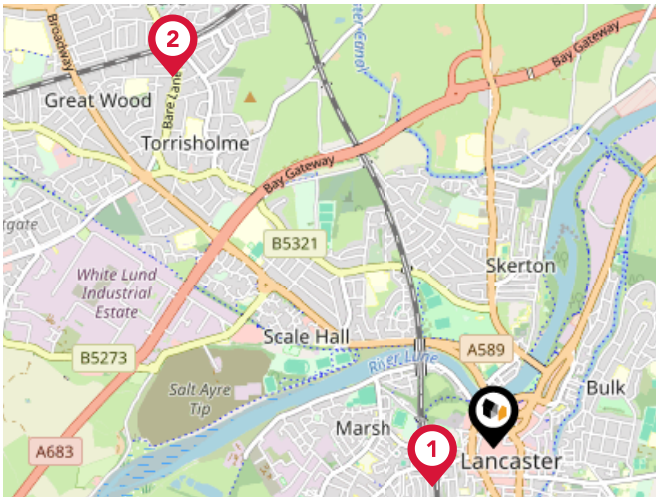
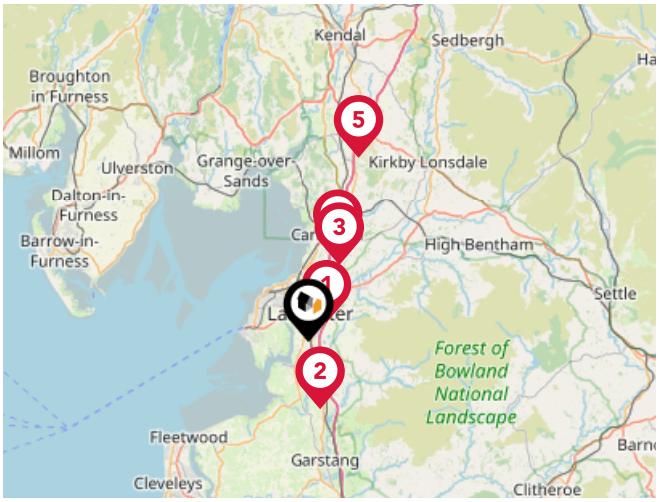
Area
Transport (National)



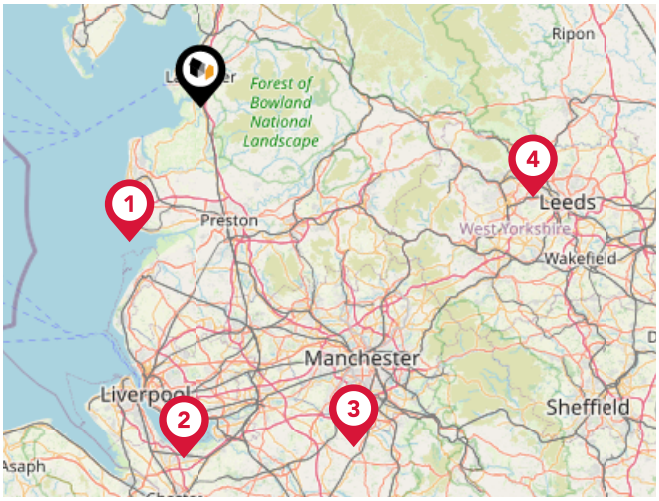
National Rail Stations

Pin	Name	Distance
1	Lancaster Rail Station	0.31 miles
2	Bare Lane Rail Station	2.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J34	1.85 miles
2	M6 J33	4.7 miles
3	M6 J35	5.69 miles
4	A601(M) J35A	6.53 miles
5	M6 J36	13.26 miles



Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	21.29 miles
2	Liverpool John Lennon Airport	49.39 miles
3	Manchester Airport	52.4 miles
4	Leeds Bradford International Airport	48.11 miles

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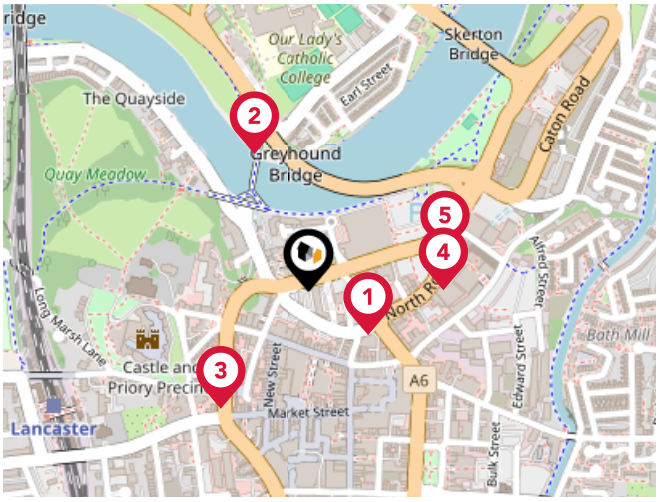
Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Chapel Street	0.08 miles
2	Greyhound Bridge	0.16 miles
3	China Street	0.16 miles
4	Sainsburys	0.15 miles
5	Sainsbury's Layby	0.15 miles

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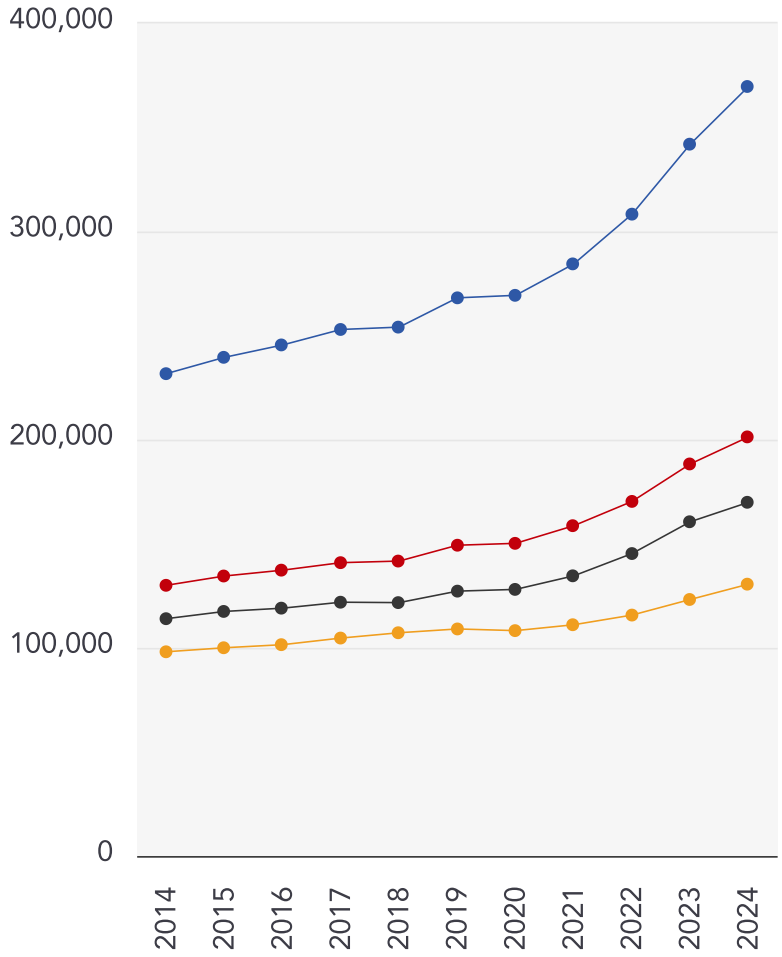
Market
House Price Statistics

10 Year History of Average House Prices by Property Type in LA1



Detached

+59.53%

Semi-Detached

+54.82%

Terraced

+49.03%

Flat

+33.1%

JDG Estate Agents
Testimonials

Testimonial 1

JDG is a very experienced agency and I cannot recommend their professional services strongly enough to anyone who wants to sell their house using a reliable, honest, and efficient team of people. The communication and good advice were just two of the benefits constant throughout the process.
Thank you, John, Michelle and Louisa.

Testimonial 2

We had been on the market for seven months with an estate agent and no offers. We decided to go with JDG as they had good reviews . The house was sold two days after going live with them. The whole process from start to finish was professionally handled.

Testimonial 3

I really couldn't find any fault with the service provided, from start to finish the communication was brilliant, they kept us up to date on all progress and issues and ultimately did what we wanted which was to sell our house. From creating the listing to feedback from viewings, everything was as or better than expected.
I would use them again for sure and have no hesitation in recommending them to anyone else.

Testimonial 4

The experience with JDG has been exceptional throughout. Every member of the team we had contact with was professional and demonstrated a real passion for what they do. We were making a big move to an island in Scotland and again they showed understanding of that challenge and could not have been more helpful.

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JDG Estate Agents
Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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Ordnance Survey

Land Registry

Environment Agency

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Office for National Statistics

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