



112 South Wing

The Residence | Lancaster | LA1 5SY



112 SOUTH WING

THE RESIDENCE

Offering a slice of luxurious living this exclusive and elegant two bedroom maisonette is within the prestigious and sought after development of The Residence; a stunning conversion of the historic and architecturally impressive Grade II listed former hospital designed by architect AW Kershaw Esq built in the Gothic Revival style and dating back to 1882. Located on the first and second floors, No. 112 has been upgraded since our client purchased from new and is now the epitome of style and glamour with high quality appointments; designer silk carpets from Jacaranda Carpets Limited in the living room, staircase, landing and master bedroom, refined wallpapers from Arte, Porcelanosa tiles on the verandah, bathroom and shower room and finally, Amtico flooring from their Signature range in the hall, dining kitchen and second bedroom. There have also been technology additions such as the integrated BOSE audio system to the living room and master bedroom, CCTV cameras and concealed wiring and internet cables for three wall mounted TVs. If you are impressed with the entire look and feel of the property, then the majority of the contents (several pieces of furniture are from design focused Cattelan Italia), the stunning statement light fittings and items of original artwork are available by way of further negotiation.

Located on the first floor and accessible by either lift or stairs, the property has a corner position with a rare roof terrace and partially enclosed verandah providing an enviable private outdoor seating and entertaining area.

The stylish interior offers an entrance hall with cloakroom, dining kitchen, living room with a wall of bi-folding doors opening to the verandah and roof terrace. On the second floor is the master bedroom with ensuite bathroom, a second smaller double bedroom and a house shower room. The apartment also comes with two allocated parking spaces, along with plenty of visitors' parking and use of the communal grounds.

The owner tells us that he absolutely loves the peace and quite of the apartment, shutting the door on the world after a busy day. The living room is the favourite room; opening the bi-fold doors to the covered verandah which in turn is open to the roof terrace. It has a great flow and is excellent when guests come over.

The Residence is a select and prestigious development on the eastern outskirts of Lancaster offering great accessibility into the heart of this vibrant and historic city. Lancaster has much to offer all generations with an established cultural and music scene, an excellent range of high street and independent shops, professional services, two universities and good healthcare. Transport links are no hand with convenient access onto the M6 at J33 and J34 and a main West Coast line train station with services to Manchester Piccadilly (57 mins), London Euston (2 hours 30 mins) and Edinburgh (2 hours 17 mins) (*train service durations vary, please check nationalrail.co.uk for further details*).

Here you will find access to the countryside almost on the doorstep. The AONB of the Forest of Bowland and the National Parks of the Lake District and Yorkshire Dales are all convenient for visiting and closer to hand the locally renowned Williamson Park with the impressive Ashton Memorial is within walking distance.



Accommodation

Perfect for one or two, the apartment will appeal to a wide range of buyers seeking executive-style living.

There is an intercom facility to the apartment, enabling remote access for guests.

Ground Floor

The grand entrance to The Residence has an absolute WOW factor. 'Impressive' doesn't quite cover it; our photographs barely conveying the size and grandeur of this amazing space. It sets the tone for the development and for what is to follow upon entering No. 112 itself.

Follow signs to the stairs or lift to the

First Floor

Alighting on the first floor, follow signs to No. 112.

The front door opens to

Entrance Hall

With matt black spotlight track. Understairs cupboard with power and light.



Cloakroom

Half tiled walls with a tiled floor. Wash basin, loo and an extractor fan.

Dining Kitchen

Enjoying an outlook to the roof terrace the dining kitchen has sleek and contemporary fitted units with mushroom high gloss cabinet doors and black and tan granite worktops extending into a dining bar. Designer mirror and matt black wall tiling finish the elegant look. Integral appliances comprise CDA fridge freezer, dishwasher and washing machine, NEFF electric oven and four ring gas hob over which sits an extractor fan and light. 1 ¼ bowl sink unit with a flexi hose mixer tap. Wall mounted TV.

Living Room

A stunning room. Bi-fold doors with integral blinds form one wall, a feature Natuzzi media cabinet almost fills the opposite wall and provides display and storage space around the centrally positioned flat screen TV. Matt black spot light tracks, two matt black radiators and matt black painted skirting boards complement the strong and sophisticated look.





Second Floor

The staircase rises to the second floor landing off which is a

Utility Cupboard

Shelved for storage and housing a Potterton central heating boiler.

Master Bedroom

Fitted with an L shape arrangement of full height wardrobes with white high gloss or mirror doors and a matching run of open shelves. Wall mounted flat screen TV and downlighters.

Ensuite Bathroom

Bringing a touch of luxury to your day; fitted with a bath having shower attachment over, floating wash basin and loo. Tiled floor and wall, shaver point.

Double Bedroom 2

With a recess perfect for a dressing table or desk.

Shower Room

Tiled floor and fully tiled walls, large shower cubicle, floating wash basin and loo. Extractor fan.

Outside

Red sandstone arches have been glazed to provide a sheltered seating area making it ideal for all year round use. Feature pine boarding and Porcelanosa floor tiling. With two shallow steps down, this opens to the ;roof terrace - South west facing the terrace gets the sun from around 1.30pm onwards making it the perfect spot for afternoon and evening drinks. Benefitting from a secluded corner position and with views over the development to neighbouring trees, the terrace has a wrought iron railing atop the stonework, an outside light and for comfort under foot, artificial grass flooring.





Communal Areas

The communal areas are well maintained and open for all residents to enjoy, without the stress or time of maintaining the upkeep. The apartment comes with two allocated parking spaces but also the additional benefit of visitor parking spaces.

Directions

Use the postcode LA1 3SY on Sat Nav with reference to the directions below:

Approaching from the centre of Lancaster on the one way system: upon reaching central Dalton Square with the monument dedicated to the remembrance of Queen Victoria, take the left hand lane and turn left immediately before Lancaster Town Hall. Proceed onto Nelson Street which then becomes East Road and finally Quernmore Road as it climbs out of the city. Once the road has levelled out, you'll pass the side gates to Williamson Park on the right, go straight over the mini roundabout and turn second left onto Kershaw Drive which has a smart splayed entrance, set back off the road with black wrought iron railings. Continue straight ahead. The imposing

structure of The Residence is on the right. Take the first turning into the enclosed parking area and bear right – there are two private allocated spaces on the your left.

Once on foot there are two entrances to the property. The main one being about 100 yards along on the right. You'll recognise it from our photograph.

Services

Mains electric, gas, water and drainage. Gas fired central heating to radiators and heated towel rails in the cloakroom, ensuite bathroom and shower room. An integrated ventilation system private to No.112 is installed.

Tenure

The property is held on the balance of a 250 year lease which commenced in 2014 subject to an annual service charge of £276pcm (2023 figure) which covers all charges relating to the maintenance and decoration of the main structure, lift and communal areas. Cleaning, electricity and water charges in the

communal areas and buildings insurance. External landscaping, gardening and maintenance of the private road and car parking areas are also covered.

The Lancaster Moor Management Company (2) Ltd owns the freehold.

Please note

Many items are included in the sale - carpets as fitted, silk rugs in the sitting room and master bedroom, plantation shutters in the dining kitchen, master bedroom and second bedroom, flat screen wall mounted TVs in the dining kitchen, living room and master bedroom, media cabinet in the living room, downlighters and spot light tracks and kitchen appliances as listed are all included in the sale.

Local Authority and Council Tax band
Lancaster City Council - band B

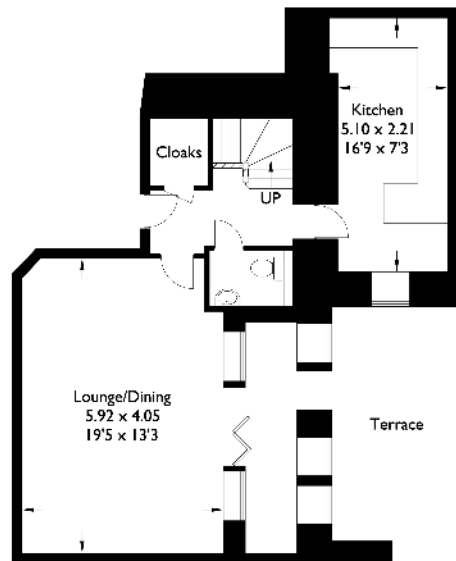
Price £237,500

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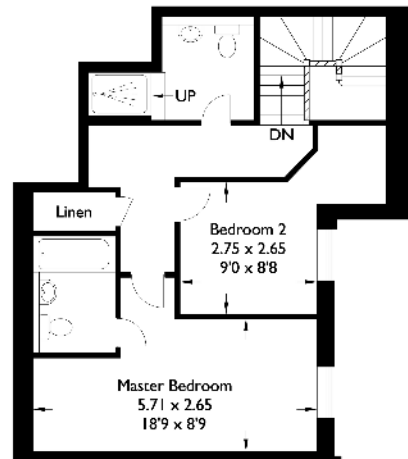
Approximate Gross Internal Area : 104.50 sq m / 1124.82 sq ft

Total : 104.50 sq m / 1124.82 sq ft

MATTHEWS
BENJAMIN



Ground Floor



First Floor

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.



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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