

HOUSECLUB
ESTATE AGENCY

7 South Wing The Residence, Kershaw Drive, Lancaster, LA1 3TG

£130,000









The accommodation

This beautifully designed spacious one-bedroom, ground-floor apartment is situated in the historic Moor Hospital, dating back to 1883 and remaining as a commanding presence of the Lancaster skyline ever since. The conversion to create the Residence development has kept many of the spectacular period features that make this place a truly unique offering, combining modern luxury and history. The apartment is tastefully decorated and ready to move in, internally comprising a welcoming entrance hallway with cupboard including extra hidden storage, an impressive lounge / diner complete with additional storage cupboard and patio door leading out onto the paved terrace, a luxury modern fitted kitchen complete with Neff integral appliances, a three piece bathroom suite and a good sized double bedroom. It is to be noted that the apartment building is pet friendly, there is a great community of dog owners here which is a fabulous aspect of the property for animal lovers. The Residence is a lovely, friendly and safe community with several social groups including gardening, book club, wine tasting, walking, singles, dog-lovers and an active resident's Whatsapp group with regular information.

Let's look outside..

The private terrace faces the recently landscaped inner courtyard and provides an inviting space for a table and chairs. The flat does also come with allocated parking (RO70) with plenty of visitors parking also available at The Residence

The location

Ideally positioned for Williamson Park and the iconic Ashton Memorial, The Residence offers easy access to a plethora of amenities in the historic city of Lancaster as well as a popular local convenience store within a five minute walk. It also serves as an excellent base for those seeking a holiday home, with proximity to the national parks of the Lake District and Yorkshire Dales. Within close reach are high street shops, numerous restaurants, bars, supermarkets, well-regarded schools, the Royal Infirmary, and a West Coast mainline railway station. Local buses provide regular transportation around the city, and the location benefits from easy access back routes to the Universities of Lancaster & Cumbria. Furthermore, for commuters, the M6 motorway is just over three miles away.

The situation

The property is being sold due to relocation and is likely available with no onward chain if the situation requires.

Services

The property boasts gas central heating and has the benefit of super fast fibre broadband. Mains electricity, water and drainage are in service as anticipated.

Tenure

The property is leasehold with a title number LAN183004. It is held on a balance of 250 years from 2014 and has a ground rent at £187.08 every six months and a service charge at £246.23 per month. The service charges include buildings insurance, communal repairs, such as downstream plumbing/main line electricity issues affecting multiple apartments, a parcel room where post can be left, bin stores and waste management, cleaning of communal areas, window cleaning, beautiful grounds maintenance, roof maintenance, more general building maintenance for a grade II listed building and funding an on-site estate manager who has a pigeon hole and responds quickly to any issues like needing additional fobs, parking queries etc.

Council Tax

Band B via Lancaster City Council.

Viewings

Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate

A full copy is available online, contact our office for any further details.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase



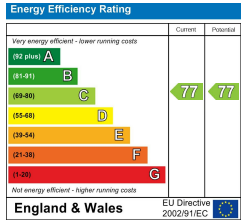

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