





## Inside The Home

This immaculate top floor apartment welcomes you in to an Entrance Vestibule which continues into a warm and welcoming Entrance Hall, with stylish herringbone flooring. Proceeding ahead, an open plan Living Dining Kitchen area can be found with feature French doors providing access to Juliet balcony. Immaculate in its presentation this area has been well thought out with space saving efficiency radiators added, as well as neutral decor which create a calm and tranquil environment. The Living area seamlessly flows into a spacious Dining area providing ample space for a sizeable dining table, perfect for family get togethers and socialising with friends. This effortlessly opens into a sleek Kitchen space fitted with a range of wall base units with complementary butchers block worktops over and integrated appliances which include a five ring gas hob with extractor above. A high-rise oven, dishwasher and washing machine as well as an integrated fridge freezer. Also located discreetly in the Kitchen, a modern gas central heating boiler, installed in 2021 with the added bonus of a Nest heating system.

Leading back to the Hall, three double bedrooms can be found, benefitting from a range of fitted storage solutions. The principal bedroom has feature French doors providing access to a second Juliet balcony, perfect for lazy mornings enjoying a morning coffee from the comfort of your bed. With its own private Ensuite Shower room, this incredible room has a feature stone carved wash handbasin and further storage. The main family Bathroom is located off the Entrance Hall and provides purchasers with an immaculate three piece suite, emulating a spa like feel with a deep bath providing the perfect backdrop for relaxation and unwinding, with a feature waterfall shower head and shower attachment to compliment. Access to a large loft space can also be found in the Hall, with a drop ladder leading to an incredible space which spans the entirety of this generous apartment.

The stunning apartment is simply first class and provides something for everyone with ample space storage and exact in detailing throughout.

## Let's Take A Closer Look At The Area

Surrounded by the perfect blend of town and country, this

beautiful home benefits from the quiet sanctuary of Standen Park. This once former hospital stands proud on the outskirts of Lancaster and provides open communal lawns perfect for exploring. Situated at the rear of the development, there are handy pathways linking access towards the park and town, with a breadth of independent shops, pubs and eateries. With a West Coast mainline train station located in Lancaster City Centre, access public transport and the M6 motorway providing access further afield.

## Let's Step Outside

To the front of the property, an allotted off road parking space for one car can be found, with ample additional parking provided on this private development. Benefitting from communal grounds offering multiple points of interest including open lawned areas and the feature waterfall statue located in the Piazza, this provides purchasers with many different backdrops to enjoy a luxurious stroll through well manicured grounds and Iconic locations such as Williamson Park.

## Services

The property is fitted with gas central heating system and benefits from mains electric, mains gas, mains water and mains drainage.

## Tenure

The property is Leasehold. Title number: LA925991. Held on a balance of 250 years from the 1st January 2002. With an annual ground rent of £75 and an annual service charge of £1830, which covers items such as building insurance, window cleaning and upkeep of communal areas.

## Council Tax

This home is Band C under Lancaster City Council.

## Viewings

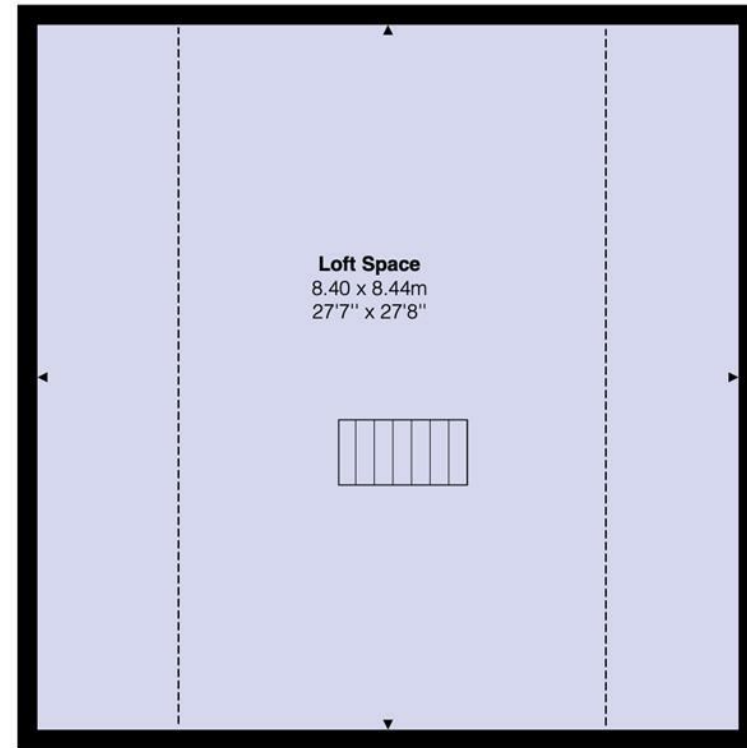
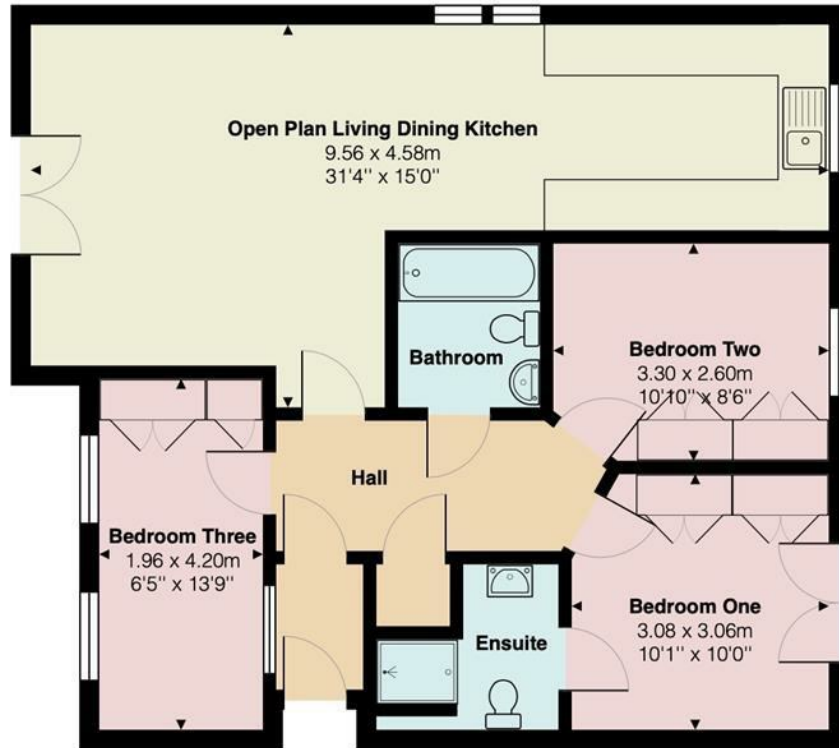
Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

View online or for more information contact our office for details.







Total Area: 147.4 m<sup>2</sup> ... 1586 ft<sup>2</sup>

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C	79	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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