





Inside The Home

Entered via a welcoming Entrance that services only three apartments in total, an Entrance Hall can be found. This leads to the heart of this home, where a large open-plan Living, Dining and Kitchen area can be found, creating an impressive and sociable space for both everyday living and entertaining. The living space benefits from an interlinking balcony, connecting seamlessly with the Bedroom accommodation and providing an additional outdoor dimension, perfect for enjoying a morning coffee in private.

The apartment's real showstopper is the magnificent Tower Room. Offering a superb second Reception Room, this unique space enjoys an extraordinary 360-degree outlook across Lancaster and beyond. On a clear day, the views stretch towards Morecambe Bay, with the Lake District National Park on the horizon. The outlook also extends towards the Forest of Bowland, an Area of Outstanding Natural Beauty, and Ingleborough located within the Yorkshire Dales.

From this remarkable viewing room, the landscapes of three counties — Lancashire, Cumbria and Yorkshire, can be enjoyed from a single vantage point. It is a truly exceptional feature and one that makes this apartment particularly special.

The accommodation is complemented by three well-appointed bedrooms and three bathrooms (two of which are Ensuite), providing excellent flexibility for family living, visiting guests or those looking to create dedicated home-working space.

Beautifully presented throughout and offered for sale with No Chain, this is a rare opportunity to secure a home within one of Lancaster's most recognisable landmarks. An Iconic home with spectacular views, offering a unique combination of space, style and an unrivalled outlook across some of the North West's most beautiful landscapes.

Let's Take A Closer Look At The Area

Located in the highly desirable "The Residence" development in Lancaster, this convenient South Lancaster location provides easy access to both town and country. Perfectly located for a busy family life, a plethora of local shops and

eateries can be found, as well as a range of highly regarded primary and secondary schools, including both the Girls and Boys Grammar Schools. There are also two excellent universities within easy reach. A perfect home for families, professionals and retirees, there are a range of local transport options including local bus services, the West Coast mainline train station in Lancaster, as well as handy access to the M6 motorway for those seeking access to further afield.

Let's Step Outside

Located within "The Residence", the breathtaking property is surrounded by manicured lawns and well tended borders. The property benefits from an allocated parking space, making parking an easy task. This property also has the added bonus of a generously sized balcony. Sit back and enjoy a morning coffee or watch the magnificent sunsets from the comfort of your own private area.

Services

The property is fitted with a modern gas central heating boiler, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is leasehold, held on a balance of 250 years from 1st January 2014. With annual Ground rent of £374.16 and an annual Service charge of £4844.40, which covers general maintenance of communal areas including gardening, lighting and building insurance. The management company has 3 full time employees on site, maintaining this magnificent building and grounds. Title number: LAN180450.

Council Tax

This home is Band C under Lancaster City Council.

Viewings

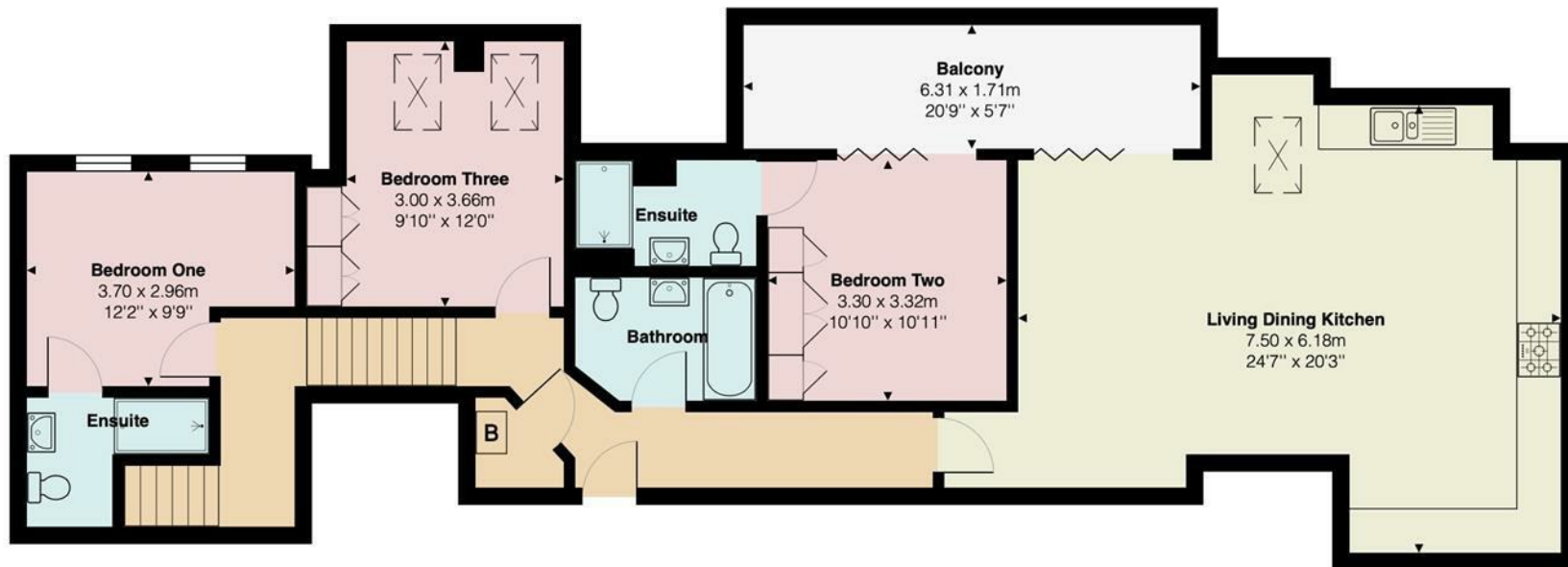
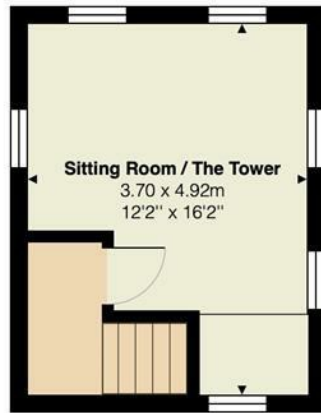
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







Total Area: 133.7 m² ... 1439 ft²

Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Your Award Winning Houseclub

