





### **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**

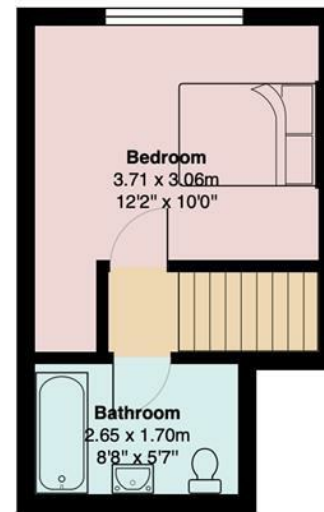
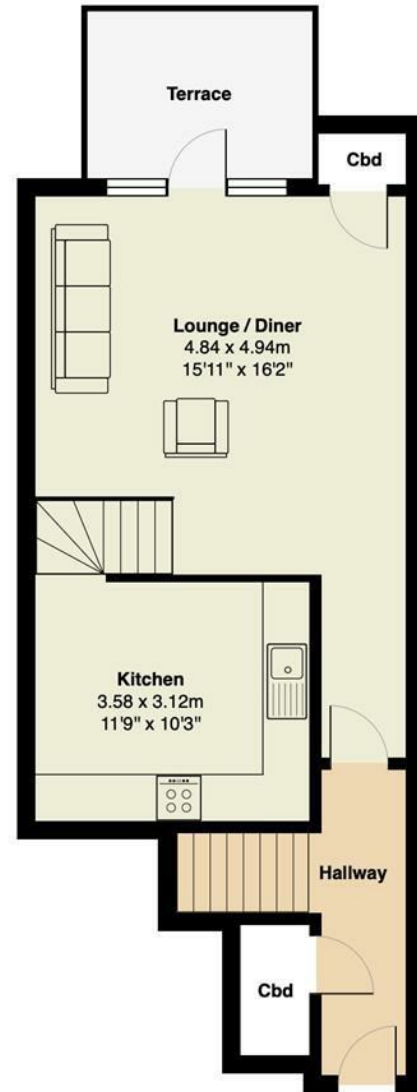
Strictly by appointment with Houseclub Estate Agency.

### **Energy Performance Certificate**

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







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C	77	77
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	

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