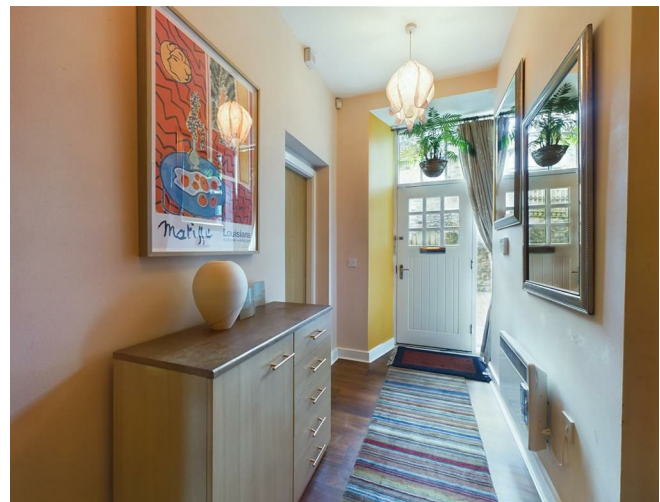


## 8 Samuels Court, Lancaster, LA1 3QX



**£195,000**



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## NO ONWARD CHAIN

Stunning Grade II Listed Ground Floor Apartment in a Historic Renovation

Nestled in a beautifully renovated former school building from 1851, this Grade II listed apartment combines the charm of the past with the convenience of modern living. Located just a few minutes walk from Lancaster city centre, this ground-floor apartment offers easy access to iconic landmarks like Lancaster Priory, Lancaster Castle and Williamson Park.

### Property Highlights:

**Secure Gated Access:** Experience both security and privacy with gated pedestrian and vehicular access, ensuring a safe and tranquil living environment.

**Historic Character:** As part of a tastefully renovated former school, this property retains its historical charm while providing all the comforts of contemporary living.

**Spectacular Views:** Situated on the ground floor, the apartment boasts wonderful views over the meticulously maintained gardens, providing a serene backdrop to your home.

**Prime Location:** Enjoy the benefits of city living with a tranquil residential feel. The apartment's location offers easy access to local amenities, cultural landmarks, and public transportation, making it ideal for professionals, retirees, or anyone seeking a blend of urban convenience and historical charm.

### Apartment Features:

**Spacious Living Areas:** The open-plan design maximizes space and

natural light, creating an inviting atmosphere perfect for relaxation and entertainment.

**Modern Conveniences:** Fully equipped with the latest appliances and fixtures, the kitchen and bathrooms provide functionality without compromising style.

**Dedicated Parking:** Secure and private parking adds an extra layer of convenience, particularly valuable in such a central location.

This apartment is perfect for those who appreciate the historical significance and architectural beauty of a listed building but do not want to sacrifice modern amenities.

### Entrance Hallway



Walk-in storage cupboard, electric radiator, laminate floor.

### Open Plan Lounge/Dining Area



Beautiful open-plan lounge dining room with glorious views over the garden, double-glazed patio doors, laminate floor, electric radiator, integrated book shelves and step up to the kitchen.

### Kitchen



Double-glazed window to the front, range of matching wall and base units, stainless steel sink, plumbing for washing machine, space for fridge/freezer, four plate electric hob and extractor hood, electric oven, tiled floor.

### Bedroom One



Double-glazed window with secondary glazing with views over the garden, built-in wardrobes, carpeted floor, electric radiator.

### Bedroom Two



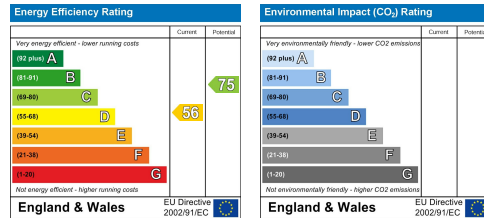
Double-glazed window to the rear, built-in wardrobes, carpeted floor, electric radiator.

**Bathroom**



Bath with thermostatic shower, vanity unit with inset wash hand basin, non-slip floor, heated towel rail, extractor fan, W.C.

Communal garden area for washing lines.  
Bike shed  
No chain  
Pets are allowed as long as they do not cause annoyance to other residents.



**Garden**



Enclosed rear garden with a beautiful array of flowers trees and shrubs, a stone feature wall, patio area and gate to access the side.

**Useful Information**

Council Tax Band (C ) £2007.16  
Tenure Leasehold  
999 years,  
Starting August 2006,  
Ending January 3004  
980 Remaining  
Management company Parkinsons  
<https://www.parkinsonproperty.co.uk/>  
Service charge £1,512.00 per annum, £126.00 per month

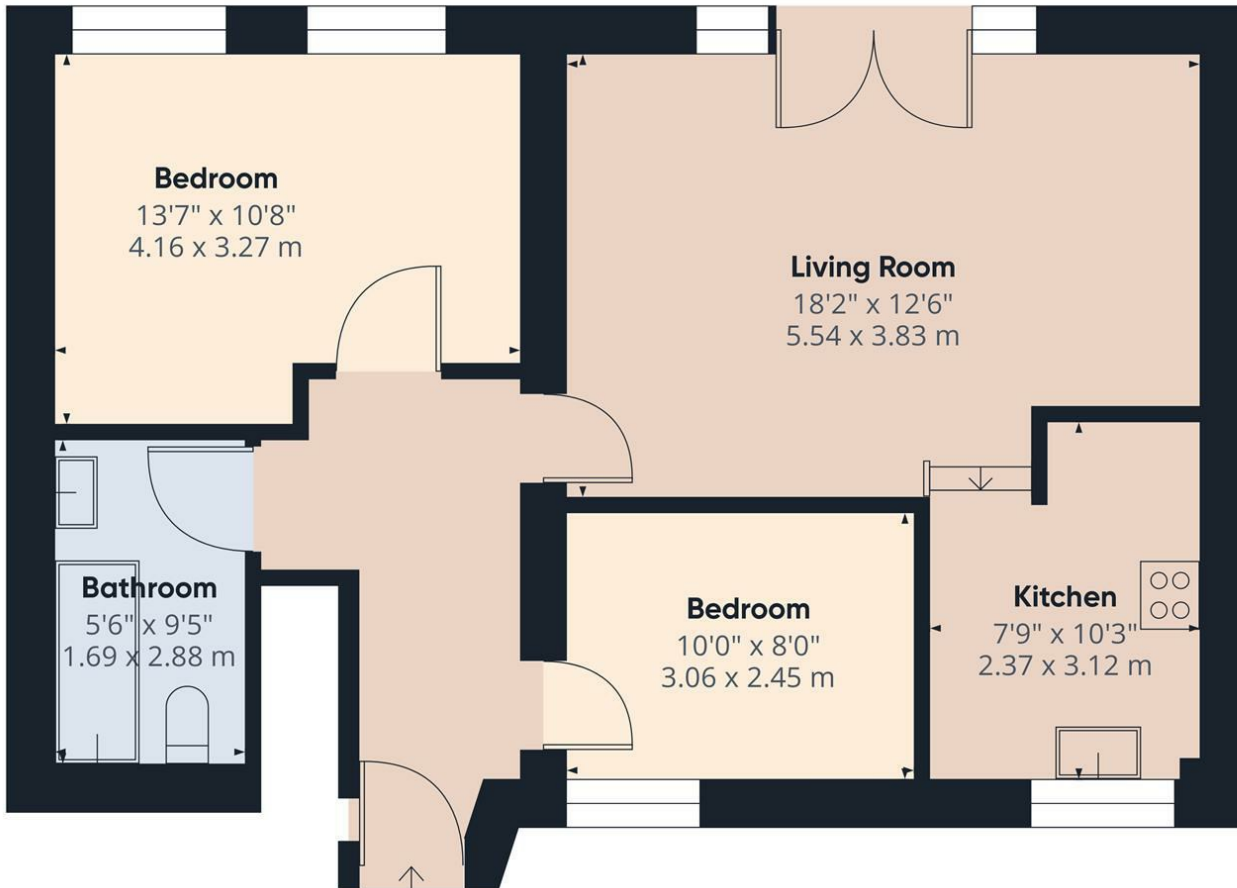
Secure parking with an allocated parking space & visitor parking.



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Approximate total area<sup>(1)</sup>  
642.5 ft<sup>2</sup>  
59.69 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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