

### Main Entrance Hallway

Grand entrance hallway with elevators to all floors, post boxes and seating area.

### Hallway

Two storage cupboards with one housing the combi boiler, intercom, radiator and carpeted floor.

### Open Plan Lounge/Diner

Double-glazed windows to the front with views over the countryside, space for table and chairs, radiators and carpeted floor.

### Open Plan Kitchen

Double-glazed window to the front with views over the countryside, a range of beautifully crafted cabinets finished in a high gloss grey, four plates electric hob and oven, extractor hood, integrated fridge/freezer, stainless steel sink, integrated dishwasher, plumbing for washing machine, tiled floor.

### Bedroom One

Double-glazed windows to the front, free-standing wardrobes, carpeted floor, radiator and door to the en-suite.

### En-Suite Shower Room

Double shower cubicle with thermostatic shower, wash hand basin, heated towel rail, extractor fan, tiled floor, W.C.

### Bedroom Two

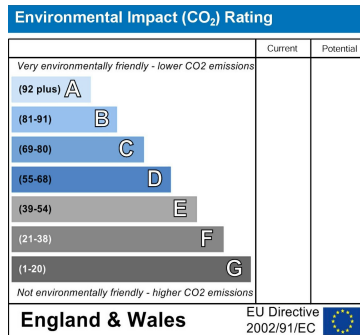
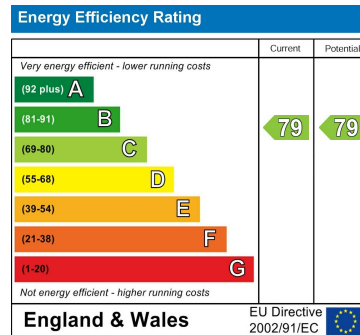
Double-glazed windows to the front, free-standing wardrobes, carpeted floor, radiator.

### Bathroom

Panelled bath with shower attachment, wash hand basin, heated towel rail, extractor fan, tiled floor, W.C.

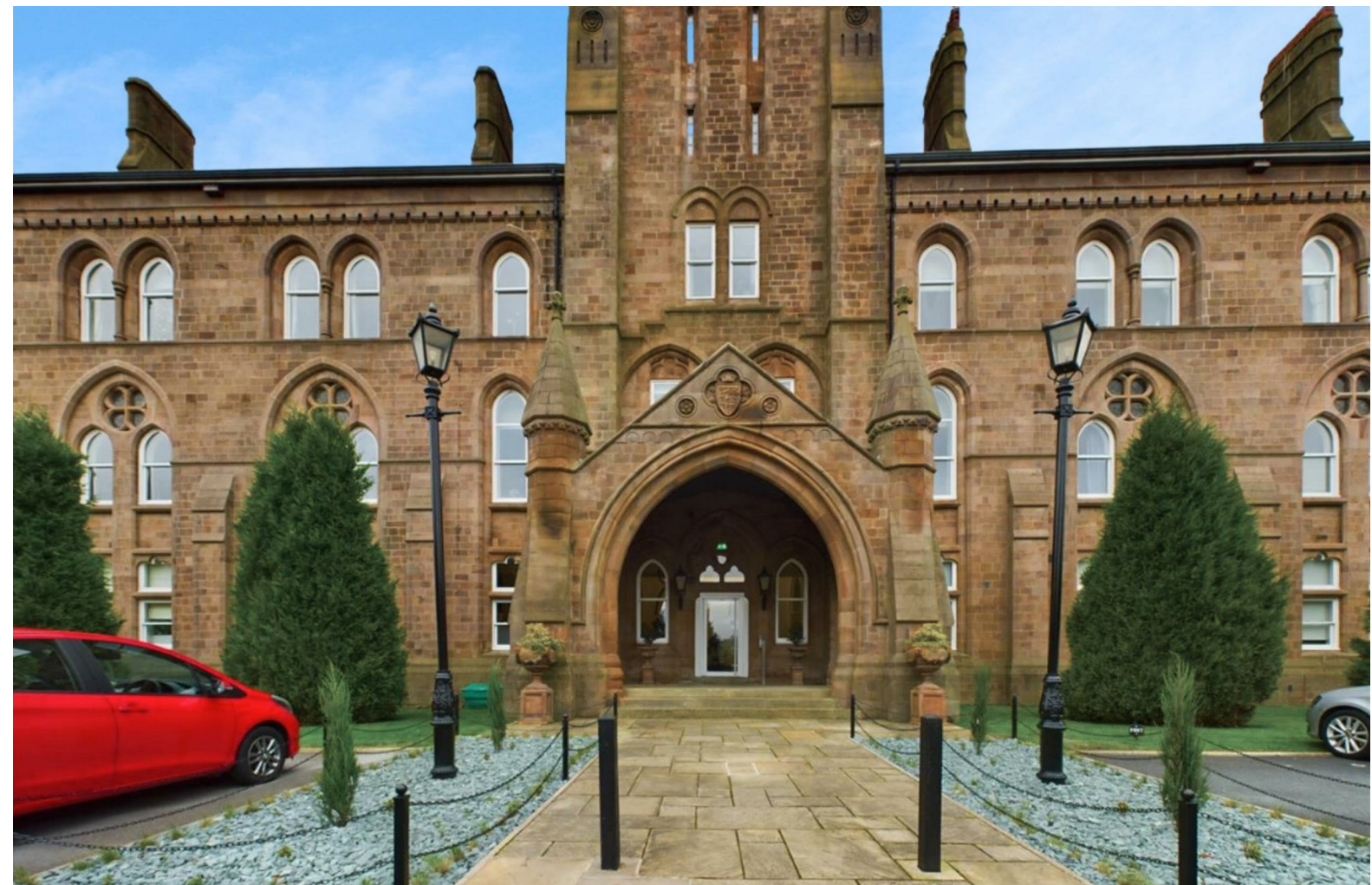
### Useful Information

Tenure Leasehold  
250 Years  
Start date December 2015  
End Dat January 2264  
Years Remaining 239.  
Council Tax Band (C ) £2007.16  
Service Charge £236.82 per month.  
Management company Glide.  
Includes building insurance, cleaning of communal areas and repairs, sink fund, groundskeeper and upkeep of the elevators.  
Ground Rent is £374.16 per Annum.



# MIGHTYHOUSE

ESTATES



### Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**Lancaster Office:** 53A Market Street, Lancaster, Lancashire, LA1 1JG  
Phone: 01524 548888  
 [www.mightyhouse.co.uk](http://www.mightyhouse.co.uk)

## The Residence Kershaw Drive, Lancaster, LA1 3SY

Apartment

Asking Price  
**£215,000**



# The Residence Kershaw Drive, Lancaster, LA1

Apartment

## Overview

- LEASEHOLD
- SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- MASTER EN-SUITE
- OPEN PLAN LIVING
- BEAUTIFULLY PRESENTED THROUGHOUT
- LIFTS TO ALL FLOORS
- TWO ALLOCATED PARKING SPACES
- WITHIN WALKING DISTANCE TO WILLIAMSON PARK
- VIEWS OVER COUNTRYSIDE



An immaculate two-bedroom, second-floor apartment located in the South Wing of the highly desirable development known as The Residence, situated in the south of Lancaster. This uniquely styled, Grade II-listed building was built in 1883 and stands as one of the highlights of Lancaster's historic past.

Beautifully decorated throughout, the apartment offers modern open-plan living spaces, including a spacious living and dining area complemented by a modern high-gloss kitchen equipped with integrated appliances. Both double bedrooms are light and airy, with the primary bedroom featuring an ensuite shower room. A well-appointed main bathroom serves the rest of the apartment.

Outside, residents can enjoy communal gardens, and the property includes two allocated parking spaces as well as visitor parking. Set within almost 40 acres of private grounds, the building has been thoughtfully converted to provide newly built homes and stunning contemporary apartments.

The property is conveniently located close to Lancaster city centre and is on the doorstep of the stunning Lake District and Yorkshire Dales, offering an ideal balance of urban convenience and natural beauty. Williamson Park is within walking distance along with well-connected public transport links and excellent local amenities.

