

1, Lord William Lancaster New Road, Cabus, Preston,



£320,000

The Hamilton is a grade II listed building dating back to the 1600s and was originally built for Duke James of Hamilton.
Leasehold

The Lord William Suite
This spacious 1st floor apartment consists of 3 bedrooms and 3 bathrooms fully refurbished while incorporating some original features.

The Lord William provides 1,270sqft of luxury space.

This prestige development has been well thought out, preserving and restoring original heritage features, along side modern, aesthetic elements. All fixtures and fittings are of elite Georgian brushed brass.

Externally, the property will be a private gated community with intercom and sleek electric gates. There are 28 parking spaces on site, with the added benefit of electric vehicle charging points too.

The communal courtyard boasts a large water feature and the communal garden areas contain natural beauties such as apple and plum trees. Perfect for exploring during the summer months.

Open Plan Lounge/Kitchen



Double-glazed window, carpeted floor, radiator, dining area, feature stone wall. Kitchen area with a range of matching wall and base units, fridge/freezer, washing machine, Caple sink, cupboard housing the gas boiler, four plates electric hob and extractor hood, electric oven, microwave, tiled floor.

Inner Hallway



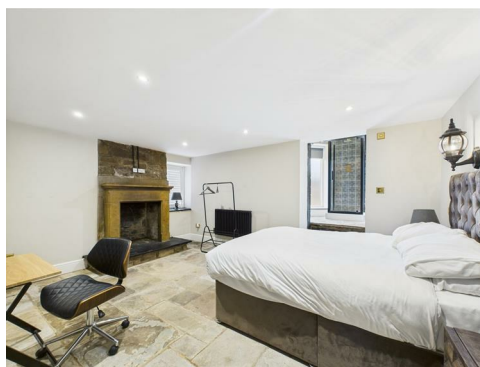
Carpeted floor, door to shower room, radiator, storage cupboard.

Shower Room



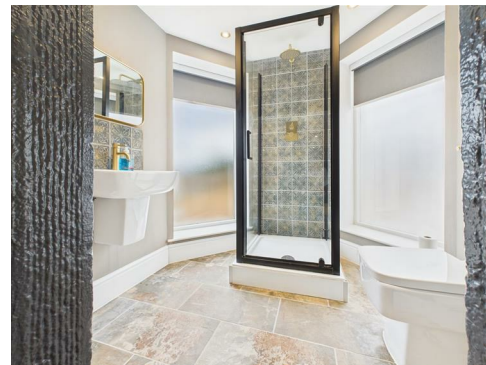
Shower cubicle with a thermostatic shower, wash hand basin, heated towel rail, extractor fan, tiled floor, feature stone wall, W.C.

Bedroom One



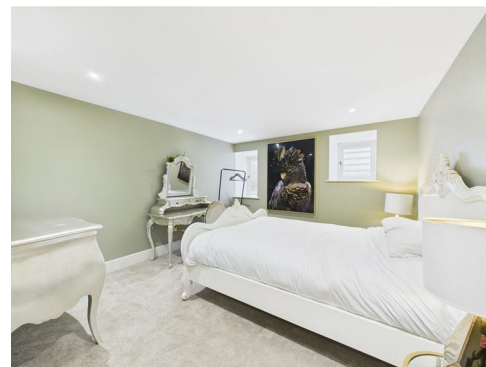
Double-glazed window, stone floor, double bed, feature stone fireplace, radiator, stairs up to the en-suite.

En-Suite Shower Room



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

Bedroom Two



Double-glazed window to the front, double bed, carpeted floor, radiator, door to the en-suite.

En-Suite Shower Room



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

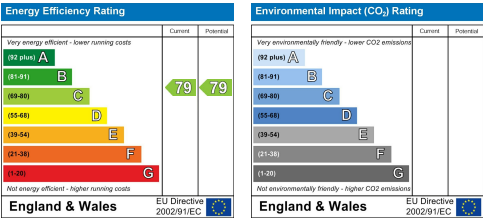
Bedroom Three



Double-glazed window, carpeted floor, two single beds, feature stone wall, radiator.

Useful Information

Tenure Leasehold 250 Yrs
Start July 2023-End July 2273
248 years remaining
Council Tax Band (C) £2,103
No Onward Chain



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Approximate total area⁽¹⁾
1269 ft²
117.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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