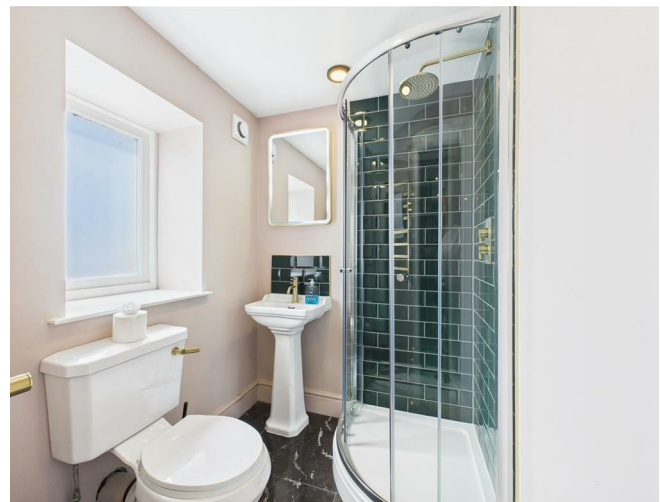
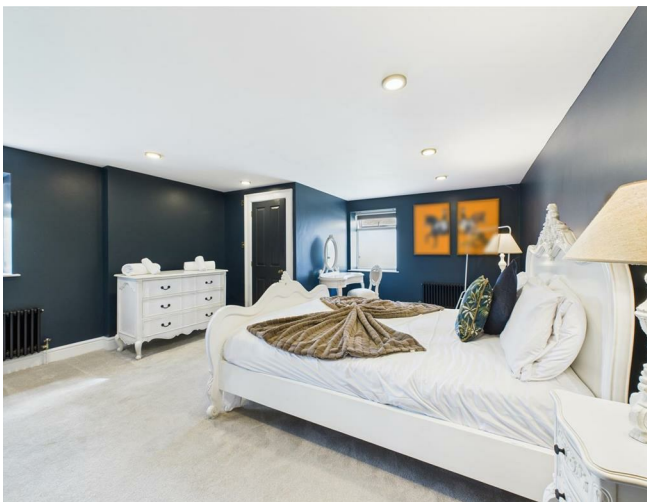


# 4, Alexander Lancaster New Road, Cabus, Preston, PR3



**£325,000**



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
T 01524 548888 E [enquiries@mightyhouse.co.uk](mailto:enquiries@mightyhouse.co.uk) W [www.mightyhouse.co.uk](http://www.mightyhouse.co.uk)



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

The Alexander  
This spacious apartment consists of 3 bedrooms and 2 bathrooms fully refurbished while incorporating some original features.

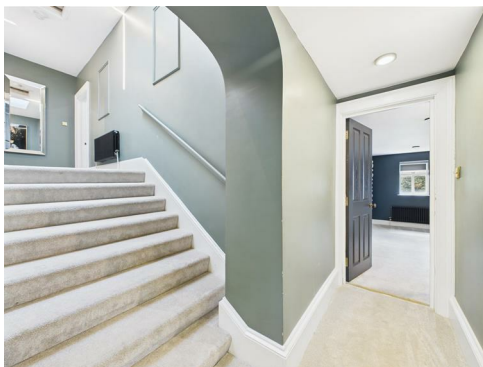
The Alexander is an apartment over two levels and provides luxury space.

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.

### Entrance Hallway



Carpeted floor.

### Bedroom One



Double-glazed windows, carpeted floor, radiator, double bed.

### 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 windows, carpeted floor, radiator, two single beds.

### Lounge/ Kitchen/Diner



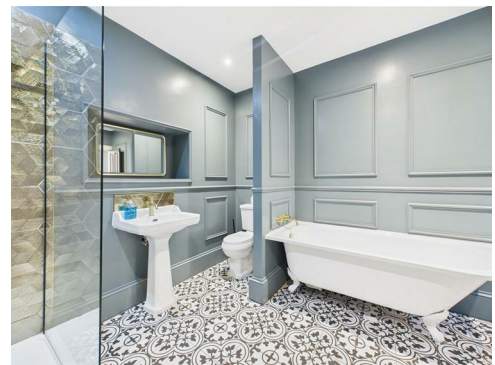
Stairs up to the lounge with a double-glazed bay window overlooking the gardens, carpeted floor, radiator. Kitchen area with double-glazed windows, a range of matching wall and base units, breakfast bar, microwave, fridge/freezer, vinyl floor, washing machine.

### Bedroom Three



Double-glazed window, carpeted floor, radiator, double bed.

### Bathroom



Claw foot bath, shower cubicle with thermostatic shower, wash hand basin, vinyl floor, heated towel rail, extractor fan, storage cupboard, W.C.

### Useful Information

Tenure Leasehold 250 Yrs  
Start July 2023-End July 2273  
248 years remaining



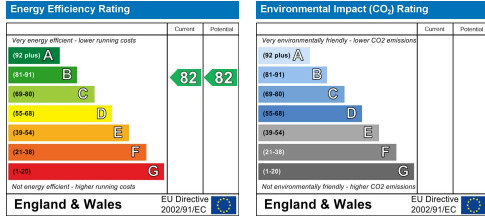
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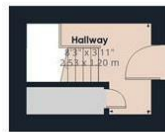
Council Tax Band (C ) £2,103  
No Onward Chain



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**Approximate total area<sup>(1)</sup>**  
1349 ft<sup>2</sup>  
125.3 m<sup>2</sup>

Ground Floor



(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.

GIRAFFE360



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