

6, The Cruck Lancaster New Road, Cabus, Preston, PR3



£300,000

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

Leasehold

The Cruck:

This spacious duplex apartment consists of 2 bedrooms and 2 bathrooms and a roof terrace. Its fully refurbished while incorporating some original features.

The Cruck provides luxury living 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.

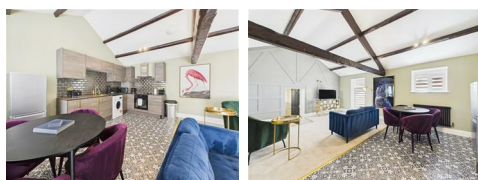
Externally, the property will be a private gated community with intercom and sleek electric gates. There are 28 parking spaces on site, with the added benefit of electric vehicle charging points too.

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

Stairs to the first floor.

Lounge/Kitchen



Lounge area with double-glazed window to the rear and a double-glazed window leading onto the roof

terrace, radiator, carpeted floor. Kitchen area with a range of matching wall and base units, microwave, fridge/freezer, vinyl floor, and washing machine.

Roof Terrace



South-facing terrace with an artificial lawn and patio area.

First Floor Landing



Double-glazed velux window, carpeted floor, original beams.

Bedroom One



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

En-Suite Shower Room



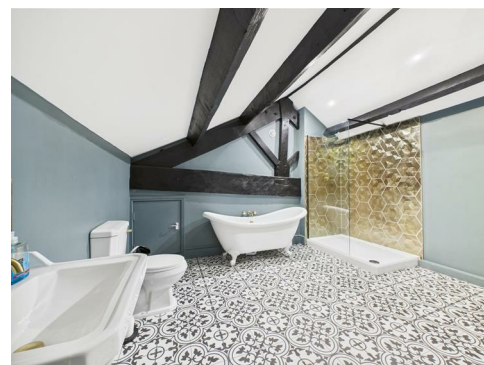
Double-glazed window, shower cubicle with thermostatic shower, wash hand basin, tiled floor, extractor fan, heated towel rail, W.C

Bedroom Two



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

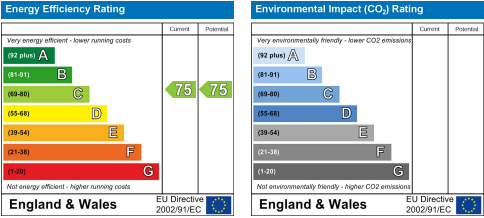
Bathroom



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
Council Tax Band (B) £1,840
No Onward Chain



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Ground Floor



Floor 1

Approximate total area^m

1181 ft²
109.7 m²

Reduced headroom

91 ft²
8.4 m²

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

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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