



#### 4, North Wing Kershaw Drive, Lancaster, LA1 3TE

This ground floor two-bedroom apartment, located in the esteemed Grade II listed development known as The Residence, will appeal to many thanks to its luxurious contemporary design throughout, as well as including an alluring private garden. Meticulously maintained, this appealing property stands out as one of the few within The Residence that offers an exclusive secluded garden area. It is sure to attract a diverse range of buyers keen on maximising the potential of this space, while also enjoying the abundance of superior internal living accommodation. Access to the apartment is provided through a well-maintained and eye-catching communal entrance hall or a private door from the garden. The apartment comprises a welcoming entrance hallway, two generously sized double bedrooms, a stylish family bathroom, a well-equipped kitchen with NEFF integrated appliances, and a stunning open-plan lounge/diner. Additionally, the property boasts two allocated parking spaces, easily accessible through private gated access directly from the garden space. Nestled just moments away from Williamson Park, The Residence enjoys an ideal location to access a plethora of amenities offered by the historic city of Lancaster. Numerous high street shops, a variety of restaurants and bars, supermarkets, as well as reputable schools, the Royal Infirmary, and a West Coast mainline railway station, are all within easy reach. Commuters will appreciate the convenience of local buses providing regular travel within the city, including routes to the Universities of Lancaster & Cumbria. Moreover, the M6 motorway is just over three miles away for those heading further afield.



## Accommodation

### Hall

Welcoming entrance hall with telephone entry system, access to two large storage cupboards, radiator and ceiling lights. This property also benefits from having a private communal front entrance thanks to it being the only flat located on this corridor.

### Bedroom One

Good sized double bedroom with a window to side aspect, radiator and ceiling light.

### Bedroom Two

Another good sized double bedroom, currently also used as an office space, with a window to side aspect, radiator and ceiling light.

### Bathroom

Quality three piece suite comprising of a tiled bath with shower over, a low flush WC and a pedestal wash hand basin. Also with tiled floors and walls, towel radiator and ceiling lights.

### Lounge Diner

Spacious open plan lounge diner with door leading straight out onto the private garden, also boasting windows to the rear aspect with fitted blinds, radiators and ceiling lights.

### Kitchen

Modern fitted kitchen with a range of base and wall mounted units, integral NEFF appliances including a four ring gas hob with fan oven beneath, fridge, freezer, dishwasher, washer dryer, sink and drainer unit. Also with tiled flooring and splashback, a window to side aspect and ceiling lights.

### External & Parking

Private, well kept garden can be found to the rear with a mature hedgerow border, Astroturf lawn and a relaxing patio seating area. Access through the garden gate leads directly to the two allocated parking spaces that come with the property (RO46 + RO47).

### Leasehold Info & Council Tax

Leasehold, 250 years from 2014, ground rent £250 a year, service charges £230/month.  
Council Tax Band C







Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Most energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>		79	79	Most environmentally friendly - lower CO <sub>2</sub> emissions (81-91) <b>A</b> (69-80) <b>B</b> (55-68) <b>C</b> (39-54) <b>D</b> (21-38) <b>E</b> (1-20) <b>F</b> (1-20) <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

# Your Award Winning Houseclub

