



105, South Wing Kershaw Drive, Lancaster, LA1 3SY

Introducing an exceptional opportunity to own a stunning two-bedroom duplex apartment, situated in the magnificent Grade II listed development known as The Residence. This property boasts impeccable internal finishes and features an inviting external courtyard as well as original character features, that will surely appeal to a diverse range of buyers including young professionals, retirees and purchasers looking for a lock up and leave. Internally, the ground floor comprises a welcoming entrance hall, a handy WC, a spacious open-plan lounge-diner with patio doors leading to the sun terrace, and a stylish modern kitchen equipped with NEFF integral appliances. The first floor hosts a sizeable master bedroom with fitted wardrobes, a second good sized bedroom and a three piece family bathroom suite. A huge attraction this property is the sizeable and relaxing external courtyard, which provides a superb space for outside entertaining as well as a peaceful retreat amongst potted plants. The courtyard is fully decked and also doubles up as a handy storage area. Additionally, the property includes two allocated parking spaces.

Ideally positioned near Williamson Park, The Residence offers easy access to a plethora of amenities in the historic city of Lancaster. It also serves as an excellent base for those seeking a holiday home, with proximity to the national parks of the Lake District and Yorkshire Dales. Within close reach are high street shops, numerous restaurants, bars, supermarkets, well-regarded schools, the Royal Infirmary, and a West Coast mainline railway station. Local buses provide regular transportation around the city, including routes to the Universities of Lancaster & Cumbria. Furthermore, for commuters, the M6 motorway is just over three miles away.



Accommodation

Entrance Hall

Welcoming entrance hall with a radiator and ceiling light.

WC

With a low flush WC and wall mounted wash hand basin, tiled floors and walls, towel radiator and ceiling light.

Lounge / Diner

Inviting L shaped room with patio doors leading out to the courtyard alongside full height windows, also with radiators and ceiling lights.

Kitchen

Modern fitted kitchen with a range of base and wall mounted units, quality integrated appliances including a four ring gas hob with fan oven beneath, dishwasher, washer/dryer, fridge freezer, sink and drainer unit. Also with tiled flooring, window to rear aspect, under unit lighting and ceiling lights.

First Floor

Bedroom One

Attractive master bedroom with a striking feature archway providing plenty of character. Also with fitted wardrobes, radiator and ceiling light.

Bedroom Two

Second good sized bedroom, also with a semi feature archway window, radiator and ceiling lights.

Bathroom

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

External

The property comes with a sizeable and relaxing external courtyard, that provides a superb space for outside entertaining as well as a peaceful retreat amongst potted plants. The courtyard is fully decked and also doubles up as a handy storage area.

Parking

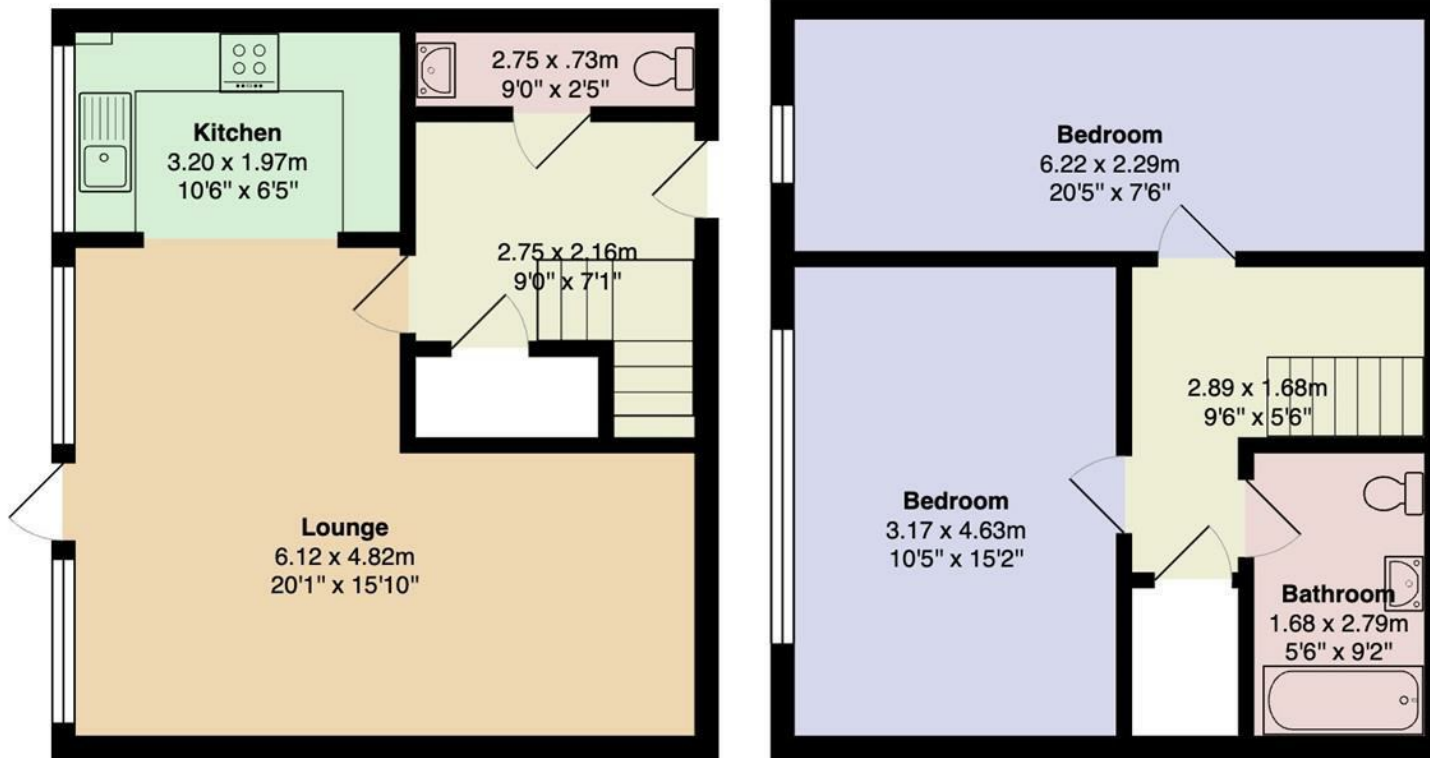
The property comes with two allocated parking spaces with visitors parking also available on site. R059 and R060.

Council Tax & Lease Info

Band B. Leasehold, 241 year lease remaining. £299 per month for service charge, Ground Rent: £395 per year.

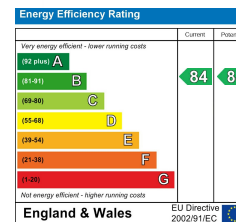






Total Area: 86.5 m² ... 931 ft²

All measurements are approximate and for display purposes only



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