







### **The accommodation..**

Accessible from the well maintained landing which is itself accessible from the serviced lift, the welcoming entrance hallway really sets the tone. You'll be wowed by the spacious lounge/kitchen which affords access onto the balcony and the two well proportioned bedrooms show a really meticulous design with comfortable living at its very heart. The internal accommodation is completed by the bathroom and shower room, both of which are sleek in design with stylish fittings.

### **Let's look at the grounds..**

Set within 16 hectares the main annexe building is at the core of the development which was completed around 2016. The communal areas including gardens and reception areas are very well maintained and serviced lifts ensure smooth passage to the upper floor apartments.

### **The location..**

The Residence sits in a perfect position to take advantage of a wide range of amenities that the historic city of Lancaster has to offer, as well as providing a great base for holiday home purchasers thanks to the nearby national parks of the Lake District and Yorkshire Dales. A multitude of high street shops, ample restaurants, bars and supermarkets are all within easy reach, as well as highly regarded schools, the Royal Infirmary and a West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city, including routes to the Universities of Lancaster & Cumbria, and further afield, the M6 motorway lies just over three miles away. The iconic Williamson Park is a short walk away with the Ashton Memorial and Butterfly House always a hit with visiting friends and family.

### **About the development**

An icon on the Lancaster skyline, this former hospital finally closed to patients in 2000. The site was planned and developed by the renowned PJ Livesey and completed around 2016.

### **Services**

The property is serviced by gas, electricity and mains water and drainage.

### **Tenure**

The apartment is leasehold - title number LAN180777. The balance of the lease is 250 years from 2014. Ground rent is £187 every six months and the service charges are £275 per month.

### **Council Tax**

Band C via Lancaster City Council.

### **Viewings**

Strictly by appointment with Houseclub Estate Agency.

### **Energy Performance Certificate**

Available online on either the national register or on our website. Contact the office if additional information is required.

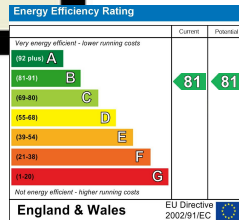
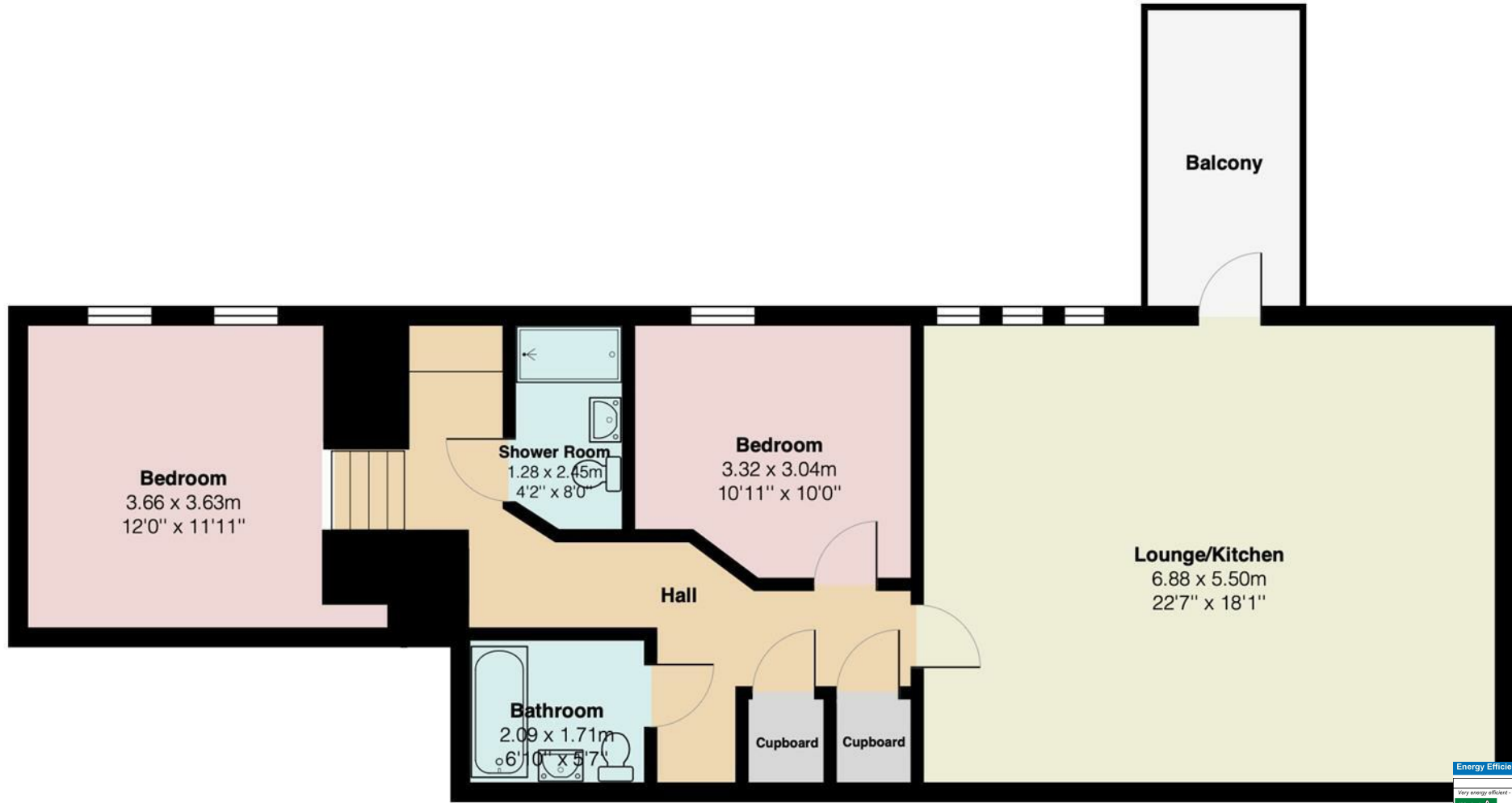












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