



11 North Wing, The Residence,  
Kershaw Drive, Lancaster, LA1  
3SY

11 North Wing, The Residence, Kershaw Drive, Lancaster

## The property at a glance 2 2 1

- Superb Ground Floor Garden Apartment
- Two Double Bedrooms; En Suite to Master
- OFFERED WITH NO CHAIN DELAY
- Sleek, Three Piece Bathroom with Villeroy & Boch Suite
- Stunning Location close to Williamson Park
- Boasting its Own Patio Garden Area
- Two Allocated Parking Spaces
- Set within the Prestigious Development known as 'The Residence'
- Council Tax Band C - EPC Rating C

**R&B**  
ESTATE AGENTS

GET IN TOUCH TODAY  
01524 889000  
lancaster@rbestateagents.co.uk  
www.rbstateagents.co.uk

**£190,000**

# Get to know the property



Set within the prestigious development 'The Residence', this superb two double bedroom, ground floor apartment boasts its own patio garden and two allocated parking spaces! OFFERED WITH NO CHAIN DELAY

Upon entrance to the property, the hallway benefits from an entry phone system and a walk in cupboard which houses the Baxi boiler, whilst also providing a useful storage space. The bright and airy, open plan lounge and dining area features recessed ceiling spotlights and a French door with side windows opening directly out to the patio garden. The sleek, modern fitted kitchen is fitted with gloss white cabinets, walnut effect worktops and trim to complement and fully integrated appliances including fridge freezer, dishwasher, washing machine, oven, hob and extractor hood.

The master bedroom is a generous double bedroom with a fully tiled en suite shower room and ample space for wardrobes/storage. The second bedroom, another good size double room, also has plenty of space for wardrobes or for a dressing area or study space.

The main bathroom is a stylish three piece suite with fully tiled walls and floor to complement. Both the main bathroom and the en suite include Villeroy & Boch sanitary ware.

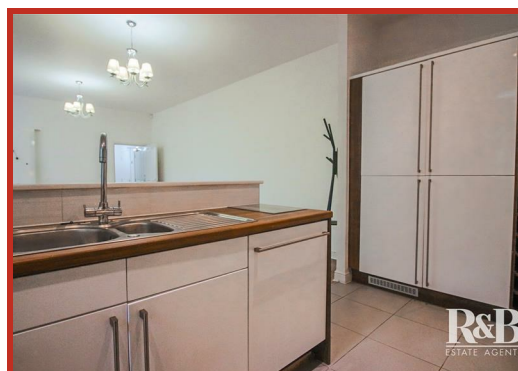
Further advantages to the property include gas central heating, double glazing throughout, high ceilings and two allocated parking spaces.

Externally, one of the highlights to this fantastic property is the south facing, private garden area which offers a paved patio and gravelled areas, enclosed by mature hedging - it is a great outdoor space to sit out and enjoy during the warmer months.

Exuding style and sophistication throughout, The Residence is a stunning conversion of a section of the former 'Moor Hospital'. Originally built in 1883, The Residence boasts many original features throughout. The complex further benefits from immaculate communal areas and visitor parking. Situated in an ideal location, close to Lancaster City Centre and local amenities including convenience store, schools, bus routes, M6 motorway junction 33, Lancaster Royal Infirmary and the locally renowned Williamson Park.

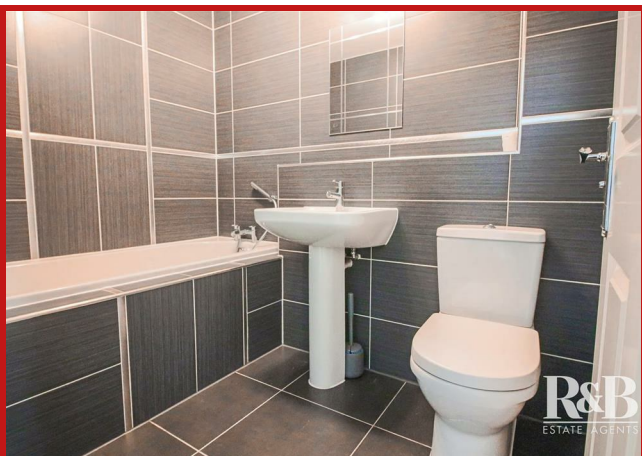
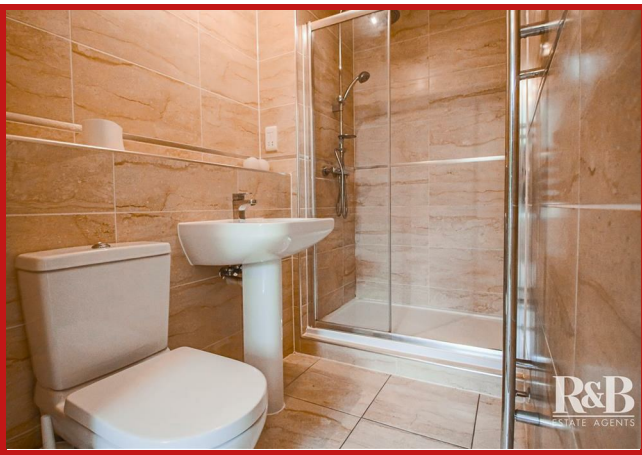
## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.





11 North Wing, The Residence  
Kershaw Drive, Lancaster, LA1  
3SY



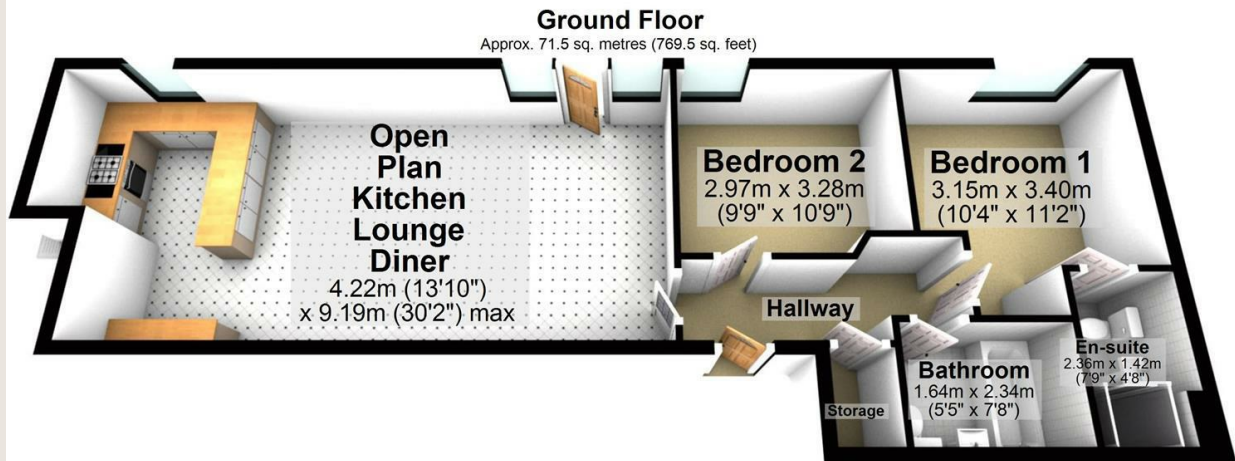
GET IN TOUCH TODAY

01524 889000

[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)

[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

# Take a nosey round



Total area: approx. 71.5 sq. metres (769.5 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
Plan produced using PlanUp.



**GET IN TOUCH TODAY**  
01524 889000  
lancaster@rbestateagents.co.uk  
www.rbestateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	