



14 North Wing, The Residence, Kershaw Drive, Lancaster, LA1 3TE

Price £270,000



## Stunning Surroundings

This beautifully designed two bedroom ground floor apartment is situated in the historic Moor Hospital, dating back to 1883 and remaining as a commanding presence of the Lancaster skyline ever since. The tasteful conversion to create the prestigious Residence development has kept many of the spectacular period features that make this place a truly unique offering, combining modern luxury and history. The apartment boasts a large private lawned garden which is rare for apartments of this nature, with established hedges offering privacy, security and green views from the tall windows of the home, with side access gates to the dedicated car park. The development fills the sprawling building, with multiple secure entrances and an intercom system, so you can greet guest from the comfort of your stunning new home.

## Modern Living

The apartment boasts tasteful design and high end finishes throughout to create a breathtaking home that wouldn't look out of place on the pages of an interiors magazine. The large open plan living, dining and kitchen room forms the hub of the home with ample room to host friends and family. Two large double bedrooms form comfortable sleeping spaces, with the main bedroom boasting a dedicated ensuite and the rest of the home serviced by the contemporary fitted bathroom. Due to the luxurious finish it could be easy to forget the age of the building, if it were not for the breathtaking period features such as the tall windows and painted column in the central hallway. A truly spectacular home, it is move in ready and well-maintained inside and out, making the transition a breeze and allowing you to enjoy the surroundings without any stress.

## Entrance Hall

A carpeted hallway greets you as you enter the apartment, with space for storage and display units against the wall, with some existing display units up for negotiation. A bright contemporary space, it features a wall-mounted intercom system to allow guests into the building and a double panel radiator making it a warm and inviting entrance to the home. A large storage room houses the boiler and offers space for laundry and storage to keep the clean, minimal feel in the main living spaces.

## Living / Dining / Kitchen

The stunning open plan living, dining and kitchen space forms the hub of the home, the perfect space to entertain friends and family, or to relax in the evenings after a day of activities. The expansive space is cleverly sectioned using furniture to create three distinct zones. Tri-aspect, tall double glazed windows reflect the history of the building and fill the space with natural light, with the high ceilings adding to the sense of space. The living area has space for a large corner sofa beside the ceiling height downlit display unit that divides the space and offers space for ornaments and books. A double panel radiator sits above the carpeted floor, with space for additional seating, storage and display units so you can configure the room to fit your lifestyle. Cleverly designed built in shelving is fitted into the alcoves either side of the inset log store which forms the focal point of the space. Beside the main living area is space for the family dining table, with a large pendant light above, great for dinner parties. A double panel radiator sits beside the glass-paned external door leading out to the private lawned garden, allowing the space to be opened up in the warmer months. The modern kitchen sits to the rear of the room, separated by the large breakfast bar, with a tiled floor making it a stylish yet practical space. Appliances include an integrated Neff oven with a four ring gas hob and extractor fan above, an integrated dishwasher, washing machine and a large fridge freezer. There's no shortage of preparation and storage space, with deep counter tops on three sides with cabinetry above and below. The beautiful kitchen is illuminated by a double glazed window, plus spotlights and pendant lighting over the breakfast bar.

## Bedroom One

The large main bedroom boasts built in wardrobes running along the wall as you enter, offering plenty of room for clothing and belongings to keep the sleek modern feel of the home. A double bed sits on the carpeted floor with space surrounding it for bedside tables and additional storage. A double glazed window on the side aspect takes in the green views outside, a beautiful vista to wake up to each morning. The dedicated ensuite is accessed by an internal door by the entrance.

## Ensuite

The modern ensuite bathroom features a double shower

enclosure with wall-mounted waterfall shower, floating sink unit and a low flush toilet. Keeping with the contemporary feel of the home, the ensuite boasts tiled floor and walls, with a heating towel rail, inset shelf and ceiling light completing the bright and welcoming space.

## Bedroom Two

A well-proportioned double bedroom with a carpeted floor and double panel radiator creates a versatile space, whether for use as a second bedroom, home office space or hobby room. A tall double glazed window on the side aspect fills the room with natural light, with a central ceiling light for evening use. There are plenty of sockets around the room affording you flexibility in its configuration.

## Bathroom

A well-presented modern bathroom services the apartment, with a three piece suite includes a bathtub with waterfall and handheld shower attachments, a contemporary pedestal sink and a low flush toilet. A heated towel rail is mounted beside the entrance against the neutral tiled walls, with an inset shelf on the opposite wall above the sink, ideal for toiletries and beauty products. Large tiled flooring and a central ceiling light completes the fresh, modern space.

## Garden

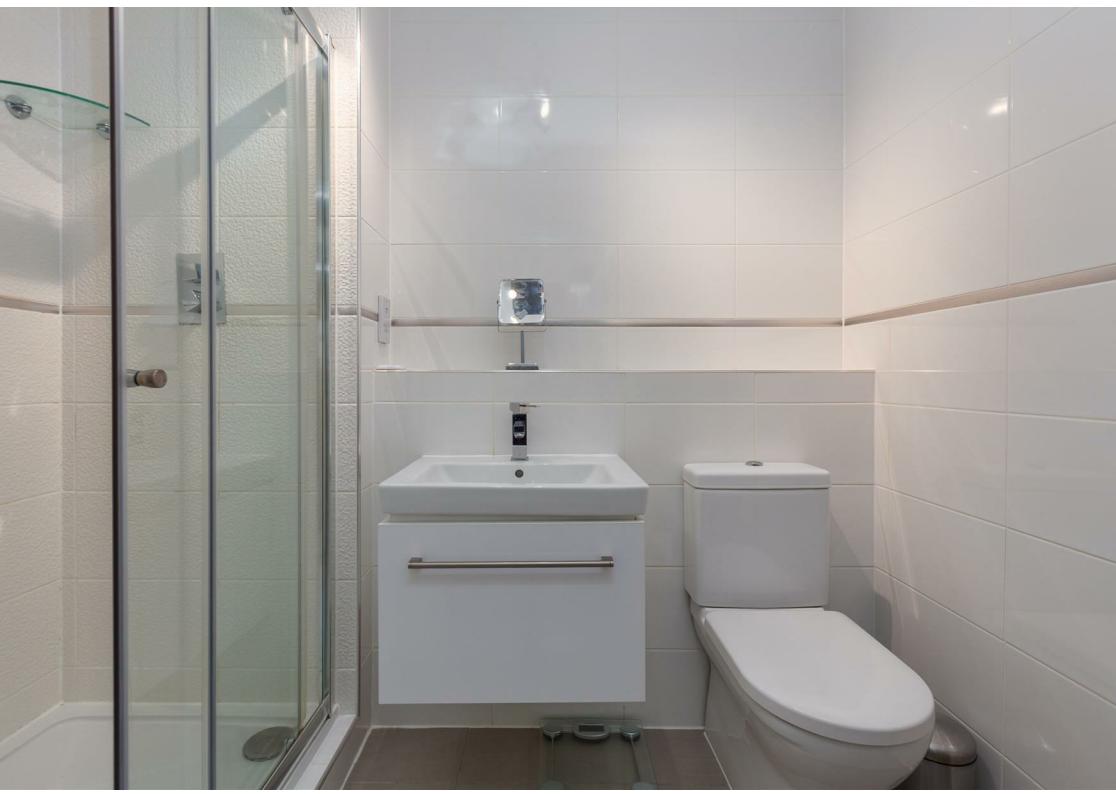
An impressively large, West facing lawned garden sits off the main living room, bordered by mature established hedges that provide privacy and security. The garden is maintained by the development so you can sit back and enjoy it without the hassle of upkeep. The perfect space for hosting family and friends, or soaking up the sun which floods the space throughout the day. Two side access gates lead to the car park and add to the convenience of the apartment, great for unloading shopping and greeting visitors.

## Parking

The apartment comes with two dedicated car parking spaces in the communal car park which are positioned side by side, making it easy to park, with visitors spaces nearby for visiting friends and family.

## Additional Information

Leasehold. Council Tax Band C.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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