HOUSECLUB
ESTATE AGENCY

118, South Wing The Residence, Kershaw Drive, Lancaster, LA1 3SY

Price £225,000

DAVID HOCKNEY

Inside The Home

Entered via a grand communal entrance, this beautiful building sits proud above the historic market town of Lancaster.

Located on the first floor, this incredible apartment offers purchasers a beautiful blend of contemporary and character. Entered via a solid entrance door, this leads into a generous Entrance Hall. With two generous built in cupboards, one providing a handy Utility area and the second providing additional storage. An open plan living dining kitchen area can be found providing the perfect backdrop for social gatherings and cozy nights in. The Kitchen area is fitted with a range of wall and base units with a complementary worktops over an integrated appliances which include a four ring gas hob, with a double oven below and an extractor hood above, as well as an integrated washing machine and fridge freezer. A generous Sun Room is located at the front of the property with tri-folding doors opening this stunning room into one.

Located off the Entrance Hall, two double Bedrooms can be found, both fitted with a range of wardrobes providing ample storage. The master bedroom is fitted with a beautifully presented three-piece ensuite Shower Room, with an additional master Bathroom located down the hall.

This wonderful property provides simple living and ample space for those looking for a generous apartment. Sitting high above the Lancaster skyline, this incredible property is not to be missed.

Let's Take A Closer Look At The Area

Located in the highly desirable “The Residence” development in Lancaster, this convenient South Lancaster location provides easy access to both town and country. Perfectly located for a busy family life, a plethora of local shops and eateries can be found, as well as a range of highly regarded primary and secondary schools, with two excellent universities within easy reach. A perfect home for families, professionals and retirees, there are a range of local transport options including local bus services, the West Coast mainline train station in Lancaster, as well as handy access to the M6 motorway for those seeking access to further afield.

Let's Step Outside

Located within “The Residence”, the breathtaking property is surrounded by manicured lawns and well tendered borders. The property benefits from an allocated parking space, making parking an easy task.

Services

The property is fitted with a gas central heating boiler, and has mains electric, mains water and mains drainage.

Tenure

The property is leasehold, held on a balance of 250 years from 1st January 2014. With annual Ground rent of £375 and an annual Service charge of £2844, which covers general maintenance of communal areas including gardening, lighting and building insurance. The management company has 3 full time employees on site, maintaining this magnificent building and grounds.

Council Tax

This home is Band C under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

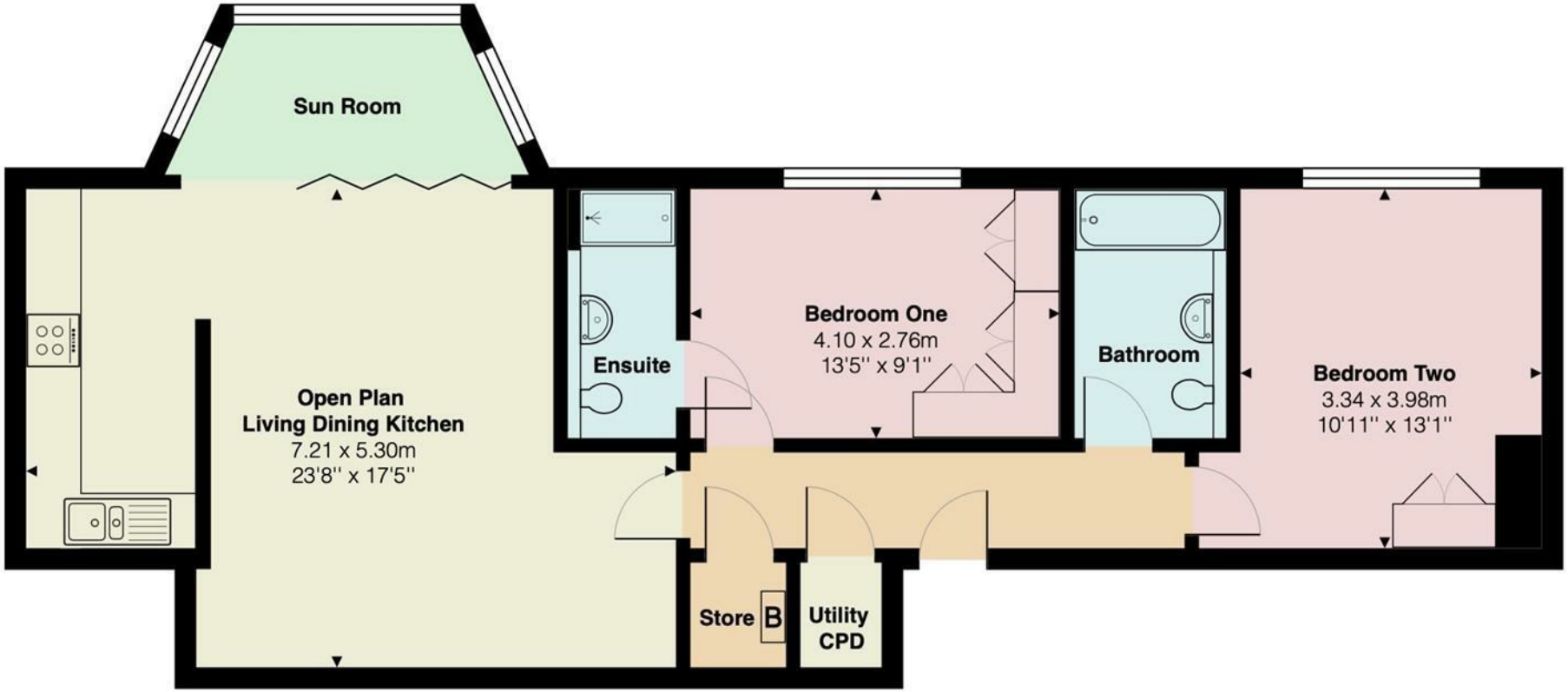
View online or for more information contact our office for details.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

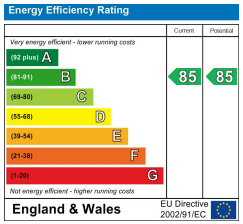
MAKING TESTING
PORTRAITS
1 FEBRUARY – 4 JUNE 2002

DAVID HOCKNEY
A BIGGER PICTURE
RA

Royal Academy of Arts
Summer Exhibition
Antony Gormley



Total Area: 83.0 m² ... 893 ft²



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