





The accommodation

This beautifully designed spacious one-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 conversion to create the 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 is tastefully decorated and ready to move in, internally comprising a welcoming entrance hallway with cupboard including extra hidden storage, an impressive lounge / diner complete with additional storage cupboard and patio door leading out onto the paved terrace, a luxury modern fitted kitchen complete with Neff integral appliances, a three piece bathroom suite and a good sized double bedroom.

Let's look outside..

The private terrace faces the recently landscaped inner courtyard and provides an inviting space for a table and chairs. The flat does also come with allocated parking (RO70) with plenty of visitors parking also available at The Residence

The location

Ideally positioned for Williamson Park and the iconic Ashton Memorial, The Residence offers easy access to a plethora of amenities in the historic city of Lancaster as well as a popular local convenience store within a five minute walk. 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, and the location benefits from easy access back routes to the Universities of Lancaster & Cumbria. Furthermore, for commuters, the M6 motorway is just over three miles away.

The situation

The property is being sold due to relocation and is likely available with no onward chain if the situation requires.

Services

The property boasts gas central heating and has the benefit of

super fast fibre broadband. Mains electricity, water and drainage are in service as anticipated.

Tenure

The property is leasehold with a title number LAN183004. It is held on a balance of 250 years from 2014 and has a ground rent at £187.08 every six months and a service charge at £246.23 per month.

Council Tax

Band B via Lancaster City Council.

Viewings

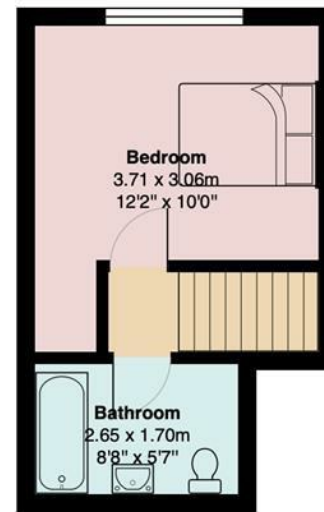
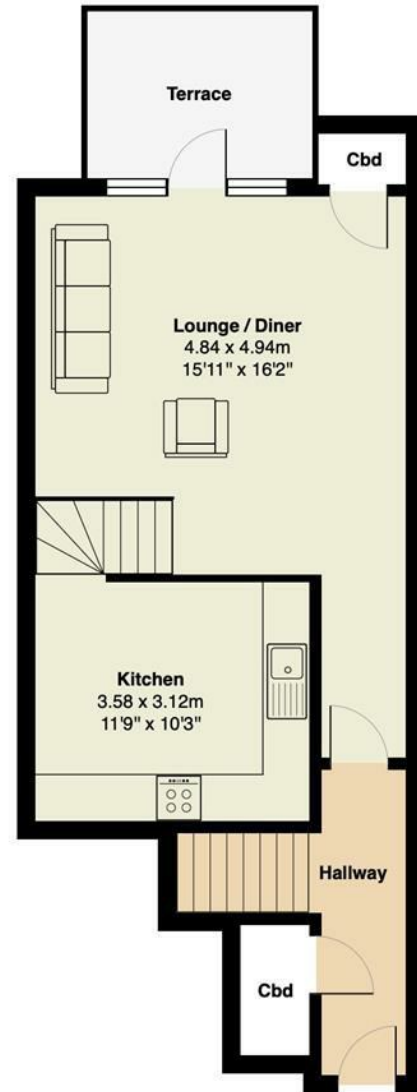
Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate

A full copy is available online, contact our office for any further details.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C	77	77
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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