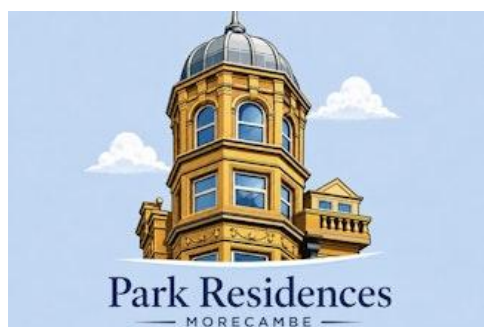




91 Regent Road

Guide price £215,000



EPC rating: U

- Park Residences show apartment
- Two double bedrooms
- Large open-plan dining and living

- Approximately 897 sq ft
- Two bathrooms, including principal en-suite



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Description

A Landmark Restored. A Home Reimagined.

Apartment 9 forms part of the first release at Park Residences, the transformation of Morecambe's former Park Hotel into a collection of just 14 individual homes. Dating from the late nineteenth century, the former hotel has long been a familiar part of the local streetscape. Its redevelopment has been approached as a restoration rather than simply a conversion, retaining the character, proportions and architectural presence of the original building while introducing the comfort, energy efficiency and specification expected of a modern home.

Apartment 9 is the development's show apartment and provides an excellent example of the quality and attention to detail being delivered throughout Park Residences. Positioned on the second floor, the apartment provides approximately 897 sq ft of thoughtfully planned accommodation. At its heart is a generous open-plan dining and living room, providing a sociable main living space with plenty of room for both relaxed seating and a full dining area. The separate kitchen is fitted with high-quality cabinetry, integrated appliances and Carrara quartz work surfaces, creating a clean and understated finish designed to remain current rather than trend-led. There are two well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room, with a separate main bathroom serving the second bedroom and guests. From its elevated position, Apartment 9 also enjoys an attractive outlook across the surrounding countryside, bringing a real sense of openness to the apartment.

Life at Park Residences
Park Residences has been designed around more than the individual apartments. Residents will benefit from a passenger lift, secure access, CCTV, cycle storage and managed high-speed broadband, together with a residents' gym and landscaped communal areas within the completed development.

The scheme has also been designed with renewable-energy infrastructure, EV charging and solar-energy options as part of its longer-term approach to the building. A limited number of allocated parking spaces are available separately, including spaces equipped with EV charging.

Viewing
Apartment 12 is available to view as part of the first release at Park Residences.
For further information, floorplans or to arrange a private viewing, please contact us via email or phone.
COUNCIL TAX - TBC
EPC - TBC
Tenure: Long leasehold Ground rent: Peppercorn Current estimated service charge: £2,587.32 p.a. / £215.61 pcm, including managed broadband

Photographs

KEY FEATURES

- Park Residences show apartment
- Approximately 897 sq ft
- Two double bedrooms
- Two bathrooms, including principal en-suite
- Large open-plan dining and living area
- Separate fitted kitchen
- Second-floor position
- Attractive countryside outlook
- High-quality fitted kitchen, Carrara quartz work surfaces & integrated appliances
- Hotel-inspired bathrooms
- Passenger lift access
- Secure entrance and CCTV
- Managed high-speed building broadband
- Residents' gym within the completed development
- Landscaped communal areas
- Allocated parking available separately, subject to availability
- EV-charging parking spaces available separately
- Limited Solar Energy Packages available separately
- 10-year structural warranty
- Peppercorn ground rent
- Part of the first Bay Collection release at Park Residences

INFO

Apartment: 9
Collection: The Bay Collection
Floor: Second Floor
Bedrooms: 2
Bathrooms: 2
Approximate internal area: 897 sq ft
Guide Price: £215,000
Tenure: Long leasehold
Ground rent: Peppercorn Current
estimated service charge: £2,587.32 p.a. / £215.61 pcm, including managed broadband
Parking: Available separately, subject to availability
EV charging: Available on selected parking spaces
Solar Energy Package: Available separately, subject to availability

Floorplan



Map

