



201 South Wing
The Residence | Kershaw Drive | Lancaster | LA1 3SY

FINE & COUNTRY

201 South Wing

The Tower



This impressive 4 bedroom mansion apartment stands as the centrepiece to PJ Livesey's development of The Residence in Lancaster. This historic Grade II listed gothic building was built in 1883 and has since stood as an iconic feature of the Lancaster City skyline. In present day, the near 40 acres of private grounds has been completely transformed to provide an array of new build homes and stunning contemporary apartments within the striking annexe of this former asylum. As the name implies, The Tower sits within the main tower of the annexe and is an impressive mansion apartment set out over six floors. This includes an incredible observatory room and observation deck to the top of the tower that affords 360 degree views right out across the Lancashire Moors, Morecambe Bay and the green countryside of the Forest of Bowland AONB. As you ascend within the tower, you are treated to a true sense of privacy that is rarely accomplished within an apartment setting. The contemporary interiors have been tastefully finished to include a sleek open plan kitchen with an array of NEFF appliances and beautifully appointed bathrooms and ensuites. As a summary, the property offers a total of three separate reception rooms, an open plan kitchen and living space, four double bedrooms, of which two are ensuite and a house shower room. There is a private balcony and a show stopping observation deck situated at the top of the tower which offers a private haven from which to enjoy the stunning panoramic views. Practically, there is ample storage across the spacious apartment, a utility room and externally, there are two private parking spaces and a double garage.



THE RESIDENCE

LANCASTER MOOR

◀ SOUTH WING

34 - 40	LOWER GROUND
01 - 33	GROUND FLOOR
101 - 135	FIRST FLOOR
201 - 223	SECOND FLOOR
301 - 303	THIRD FLOOR

NORTH WING ▶

01 - 28
101 - 126
201 - 217 <small>ENCL 105A</small>
301 - 303





The Residence is situated on the outskirts of Lancaster City near to the beautiful Williamson Park that holds another one of Lancaster's historic skyline buildings, The Ashton Memorial. An ideal spot for working professionals at the Royal Lancaster Infirmary and Universities or for those looking for a convenient base to commute from with the M6 and Lancaster train station close by, The Residence has certainly proved a popular spot. The location offers the best of both worlds with lovely scenic walks in the countryside or along the canal on your doorstep yet also just a 15 minute walk to the high street. For families, there is a great choice of schooling for all ages and you are ideally situated just an easy walk to the renowned Lancaster Boys & Girls Grammar Schools.





Entering through the impressive main entrance of The Residence is a befittingly grand communal entrance hall that perfectly showcases the gothic heritage of the building with striking original features and sympathetic finishes. Situated on the second floor, The Tower can be accessed via both the staircase or lift. You enter the apartment into a wide and light filled entrance hall with tall windows leading the way in. There is plentiful space for coats and shoes along with access into a neatly presented WC, utility room and wide steps that continue up to the private lift of the apartment. The first reception room you enter in to is the dining room. A handsome space featuring the tall arched windows of this historic building, looking out over the front. There is ample space for a large formal dining table and a useful walk in storage cupboard. Steps lead up into the open plan kitchen and living space. With an L-shape design, this works perfectly as a central hub to the home and is also great for entertaining. The tall windows provide a dual aspect that flood the space with natural light. The sleek kitchen comprises a range of contemporary gloss units finished with quality quartz worktops that extend into a breakfast bar. Quality NEFF appliances include a double oven, grill, 4 ring induction hob with extractor over and there is an integrated fridge, freezer and dishwasher.

From the entrance hall, stairs lead up to the first floor where you will find the first two of four double bedrooms. Both of these feature ensuites and fitted furniture, with the master suite including an impressive dressing room with an selection of built in wardrobes and an ensuite with both a walk in rain shower and fitted bath. The other bedroom also boasts its own private balcony. On the upper landing there is access into a storage cupboard as well as the private lift. To the second floor, there are a further two double bedrooms that share use of a fully tiled shower room. It is worth noting that each of the bedrooms enjoy good proportions, offer unique aspects of the surroundings and have been tastefully finished.







As you enter onto the third floor, the true impact of The Tower's situation hits as you are treated to a wash of natural light afforded by the tall windows but it is the first reception room within here that really takes your breath away. With high ceilings and those impressive tall arched windows to three sides, there are some truly spectacular views afforded over the Lancaster Moors, stretching across the City to Morecambe Bay and the hills beyond. It is easy to stay and get lost in the view of this impressive and spacious reception room however it only gets better as you continue to ascend to the fourth floor. Here you will find the observatory room.



Another generously proportioned reception room that features the instantly recognisable large circular windows of this prominent gothic building. This room has been utilised as the ultimate home office although it is hard to imagine how much work could be completed with such a stunning and ever changing outlook. It therefore includes a large fitted desk and storage units. There is also a WC to this floor. Finally, the stairs continue to a brilliant observatory deck, the impressive roof terrace that is accessed by an electric sliding glazed panel that opens up to reveal this unique open air space. The perfect private haven, it offers 360 degree views out across Lancaster, Morecambe Bay and the surrounding countryside and is not overlooked by any other building. Finished with timber decking, it is a great protected sun trap but the tall walls mean it can also be enjoyed throughout the seasons.

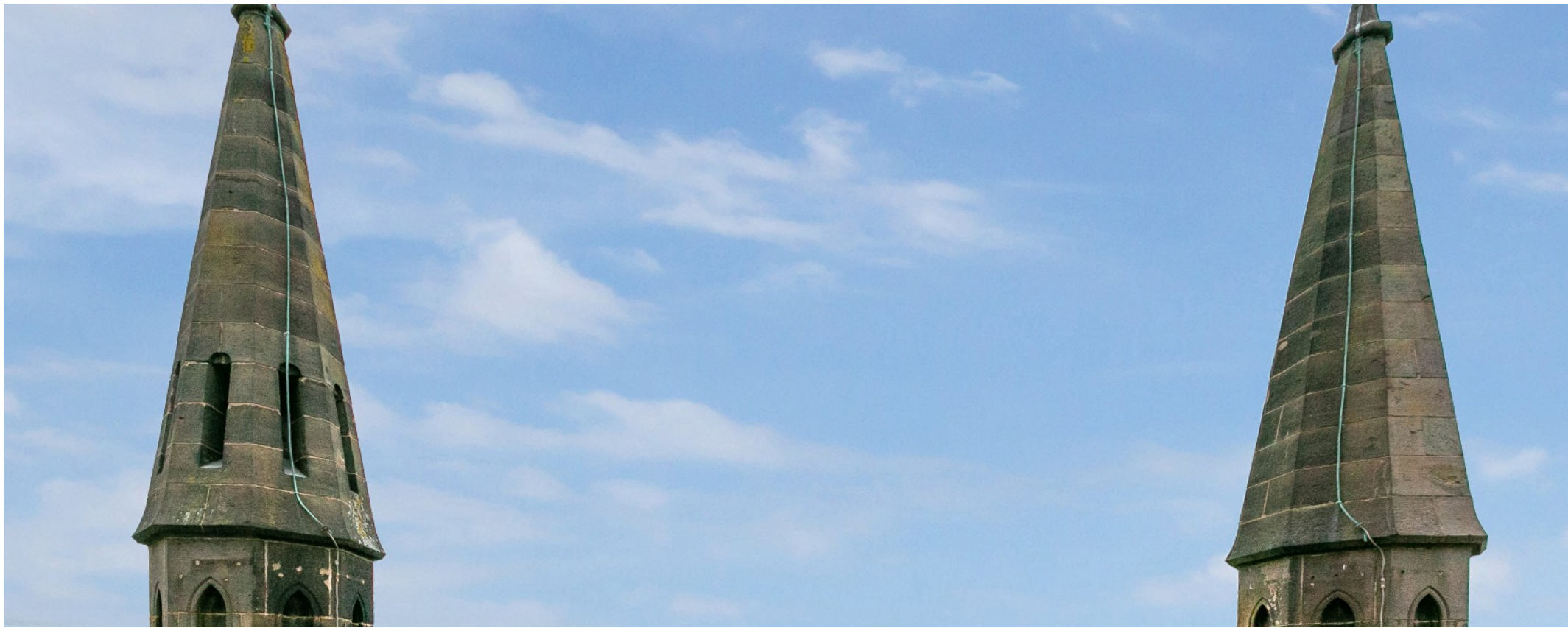














The residence sits within private and well maintained private grounds and offers an array of beautifully finished communal areas for all the residence to enjoy. The Tower benefits from two private parking spaces as well as being the only apartment within the grounds to hold two garages.

Directions

From Lancaster town hall head up towards Williamson Park. Continue along this road for 1 mile, passing the Lancaster Boys Grammar School. With Williamson Park on your right, continue along the road until you reach the mini roundabout, continue straight again. Take the third left onto Kershaw Drive and head to the main entrance of The Residence.

Services

All mains services connected

Council Tax band: F

Tenure: Leasehold - 250 years commencing 1st January 2014.

Ground Rent £187.00 6 monthly.

Management Fee: Approximately £10,700 per annum

Price

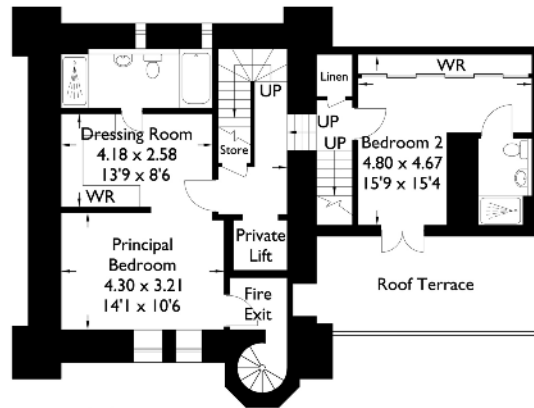
Guide Price £550,000



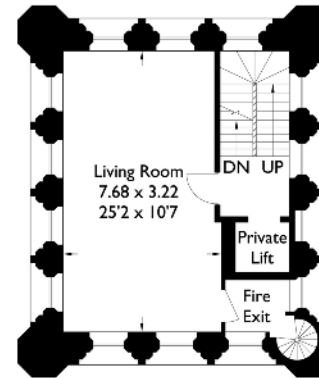
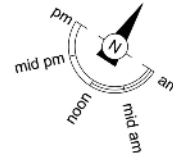
The Tower Penthouse, 201 South Wing

Approximate Gross Internal Area : 336.80 sq m / 3625.28 sq ft

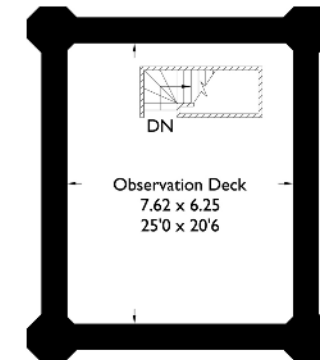
Total : 336.80 sq m / 3625.28 sq ft



Level 2



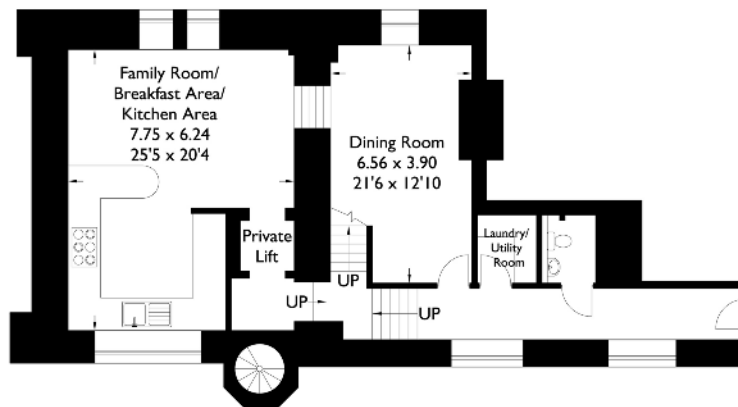
Level 4



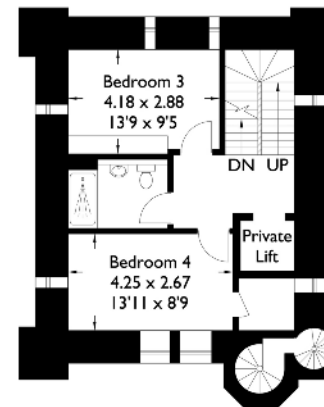
Level 6

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

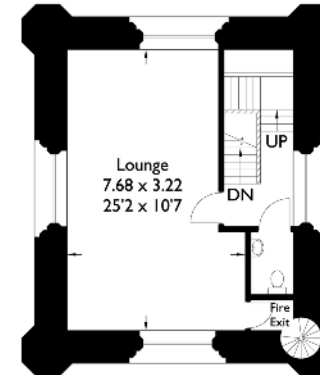
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	69 C
39-54	E		
21-38	F		
1-20	G		



Level 1



Level 3



Level 5

Agents Notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellerthwaite Square, Windermere, Cumbria, LA23 1DU



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