





## Inside The Home

Set within the prestigious “The Residence” development in Lancaster, this incredible apartment offers so much to so many. Entered via a Communal Entrance with original character features, this well-presented top floor one bedroom apartment offers peaceful living with the convenience of lift access directly to the upper floor.

The apartment welcomes you into a practical Entrance Hall, complete with a useful boiler cupboard providing additional storage. The spacious Living Dining Room is flooded with natural light and features impressive tri-fold doors opening onto a private balcony, creating an ideal space for relaxing or entertaining.

The generously sized galley Kitchen is fitted with a range of integrated appliances including a four-ring gas hob with extractor hood above and a built-in oven below, with an integrated dishwasher, comni washer dryer, and tall fridge freezer.

The property further benefits from a generous double Bedroom providing ample space, as well as a modern three piece Bathroom suite, with complementary tiling to suit.

What sets this apartment apart from the others is its privacy. On this floor, there are only 4 properties, adding to this property's overall charm and quietness. Ideal for young professionals, those looking to downsize or simply those looking for a lock up and leave - the choice is yours!

## 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 with a plethora of local shops and eateries, as well as two excellent universities within easy reach. A perfect home for professionals and retirees, there are a range of 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

Externally, the property enjoys a private balcony showcasing open views across the surrounding countryside. Located within “The Residence”, the breathtaking property is surrounded by manicured lawns and well tendered borders. The property benefits from an allocated parking space, as well as visitor parking, making parking an easy task.

## Services

The property is fitted with a gas central heating boiler and has mains electric, mains gas, 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 2586.37, 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. Title number: LAN187439.

## 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.







Total Area: 77.7 m<sup>2</sup> ... 836 ft<sup>2</sup>

| Energy Efficiency Rating                    |         |          |
|---------------------------------------------|---------|----------|
|                                             | Current | Possible |
| Very energy efficient - lower running costs |         |          |
| (92 plus) <b>A</b>                          |         |          |
| (81-91) <b>B</b>                            |         |          |
| (69-80) <b>C</b>                            | 82      | 82       |
| (55-68) <b>D</b>                            |         |          |
| (39-54) <b>E</b>                            |         |          |
| (21-38) <b>F</b>                            |         |          |
| (1-20) <b>G</b>                             |         |          |
| Not energy efficient - higher running costs |         |          |

England & Wales EU Directive 2002/91/EC

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