



118 South Wing

The Residence, Lancaster, LA1 3SY

Price £1,000 PCM (Holding Deposit Applies)

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The Residence, Lancaster

An exclusive and elegant two bedroom apartment situated within the prestigious Residence development; conveying style and sophistication throughout. This Grade II listed building is a truly stunning conversion of the former 'Moor Hospital'. Positioned to the first floor, 118 South Wing has an abundance of natural light throughout and lift access. The stylish internal layout of the property briefly comprises of an entrance hall, two large double bedrooms, one with en-suite, three piece bathroom suite, a substantial lounge diner and modern fitted kitchen with high quality integral appliances. The apartment also comes with two allocated parking spaces, along with plenty of visitors parking.

The Residence is situated in an ideal, prime position close to Lancaster City Centre; the historic City of Lancaster has so much to offer people of all ages with a growing cultural and music scene, excellent range of high street and independent shops, and an unrivalled choice of health care and local amenities. Families will be delighted with the exceptional choice of primary schools and highly rated Boys and Girls Grammar Schools. Ripley St Thomas is also within easy reach and walking distance for those of secondary age. The apartment is conveniently located, bus routes, the M6 motorway junction 33, Lancaster University, Lancaster Royal Infirmary and the locally renowned Williamson Park all on the doorstep.



Accommodation

The grand entrance to The Residence is certainly impressive to say the least; the main door gives way into the striking hallway that sets the tone for this impressive development, with high ceilings and aesthetics from the outset.

Entrance Hall

On entering 118 South Wing, the generous entrance provides access to the spacious hallway, benefiting from two useful storage cupboards ideal for coats and shoes; one of which houses the boiler.

Open Plan Living

17'9 x 17'7 (5.40m x 5.35m)

The open plan reception room is the heart of the home; the perfect space for entertaining whilst still has the ability to provide a more formal dining area and comfortable seating area. Immaculately presented, the contemporary kitchen boasts the highest quality integrated appliances including a NEFF double oven, integrated fridge and freezer, dishwasher and washer/dryer machine. Granite worktops run throughout the kitchen with tiled wall detailing. The spacious living area has the additional advantage of bifolding doors which lead out onto an enclosed decked seating area, flooding the room with natural light and overlooking the grounds. The room provides ample space for a dining table and comfortable lounge seating area.



Master Bedroom

15'5 x 9'4 (4.70m x 2.84m)

The enviable master suite is spacious and bright with deep window seat, fitted with wardrobes and storage. The room benefits from a beautiful and contemporary en-suite bathroom with Villeroy & Boch fittings and finished in floor to ceiling tiles.



Bathroom

A fully tiled and truly stunning modern bathroom comprising Villeroy & Boch bath with shower over, WC, pedestal hand basin and towel radiator.



Bedroom Two

13'1 x 10'8 (3.98m x 3.26m)

A spacious second bedroom, fitted with Sharps wardrobes and large full height windows flood this room with plenty of light which completes this prestigious apartment.

Outside

This property will appeal to a wide range of individuals seeking executive-style living in a highly convenient location. The communal areas at The Residence are simply stunning and are there for the residents to enjoy, without the stress or time of maintaining the upkeep. The apartment comes with two allocated parking spaces and the additional benefit of visitor parking spaces.

Directions

From Lancaster town hall, head up towards Williamsons Park. Continue along this road as it becomes Quernmore Road for 1 mile, passing Boys Lancaster Royal Grammar School and Williamsons Park on your right hand side. Go straight ahead at the mini roundabout and after 0.3 miles, turn left into Kershaw Drive and turn right into the main Residence development.

Services

All mains services connected.

Council Tax Band

C

EPC Rating

B

Any Other Relevant Info

A holding deposit, no more than 1 weeks rent is payable per tenancy. Please ask agent for further details.

Property is part furnished, please request further information from agent.

Sorry No Pets

Ellerthwaite Square, Windermere, Cumbria LA23 1DU

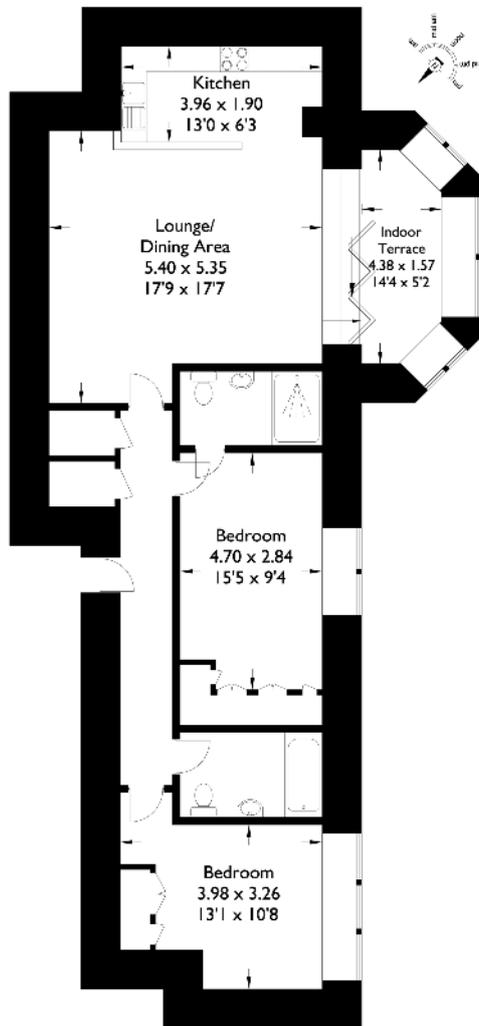
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Approximate Gross Internal Area : 92.86 sq m / 999.53 sq ft

Total : 92.86 sq m / 999.53 sq ft



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.

