



FINE & COUNTRY

303 North Wing, The Residence  
Kershaw Drive, Lancaster, Lancashire, LA1 3TF



# 303 North Wing

303 North Wing is a truly spectacular penthouse apartment; arguably one of the most spacious three bedroom apartments that the highly regarded Grade II listed development, The Residence, has to offer. Now available on a long term let, this luxurious third floor apartment with truly stunning views will suit a wide range of tenants who live busy, professional lives.

Originally built in 1883, the building boasts many original fine features, portraying elegance and style throughout, which also extends into the apartment itself; representing the perfect environment for modern day living with attention to detail. The communal gardens and grounds which surround The Residence have been lovingly created and developed to complement this fine, exquisite building.

## Location

Situated within a stunning conservation area, the location of The Residence is ideal and offers the best of both worlds, set within a prime position close to Lancaster City Centre yet with the rolling countryside on your doorstep. 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 schooling, and the highly rated Boys and Girls Grammar Schools, and Ripley St Thomas also within easy reach and walking distance for those of secondary age. The apartment is conveniently located, with close bus routes, the M6 motorway junction 33, Lancaster University, Lancaster Royal Infirmary and the locally renowned Williamson Park on the doorstep.





Step inside

303 is positioned to third floor and can be easily accessed by way of a communal lift or stairs. On entry, the spacious hallway is flooded with natural light by way of a large velux window. One of the exceptional features of this apartment is the amount of storage on offer.

The hallway has three separate sizeable storage rooms, one of which is an exceptionally large walk-in eaves storage space, the second perfect for hanging coats and boots and the third housing the boiler and electrics with ample space for linens and domestic equipment.

In total, there are **three generous double bedrooms**, all of which boast quality fitted wardrobes and delightful far-reaching views across park land and the Lake District fells.

The **two stunning bathrooms** are fully tiled and both comprise shower, WC, wash hand basin and towel radiator, with the family bathroom additionally benefiting from a bath.

The **open plan living arrangement** is impressive to say the least; bright and spacious with a dual aspect approach by way of the bi-folding doors which lead out onto the roof terrace and the exposed feature circular stone window which overlooks the fields beyond. These structures certainly make this room the heart of the home and perfect for open plan entertaining.

The **kitchen** is both modern and practical with tile flooring and comprising a full range of newly installed appliances including NEFF oven, hob, sink and a half and a combined, integrated washing machine and dishwasher.

Adjacent to the kitchen is ample space for formal dining furniture to seat all your family and guests along with a designated living area for comfortable seating. There are a couple of steps up to the bi folding doors, which lead out onto a fully enclosed, South-facing decked outdoor roof terrace area which overlooks the grounds of The Residence and the park beyond – the perfect sun trap and ideal for private, al fresco dining in the warmer months.









## Step outside

303 North Wing will appeal to a wide range of buyers seeking executive-style living in a highly convenient, sought after 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 private allocated parking spaces which are certainly well placed (very close to the door!) and also the additional benefit of ample visitor parking spaces.

## Further information

Services - Mains electricity, gas, and water. Gas fired central heating.

Local Authority and Council Tax band - Lancaster City Council - band E

EPC Rating - C

Tenure – Rent £1,750 pcm, deposit £1,850 Available on an Assured Shorthold Tenancy for a initial 12 month term. A holding deposit, no more than 1 week's rent is payable per tenancy. Please ask agent for further details.

## Directions

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



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

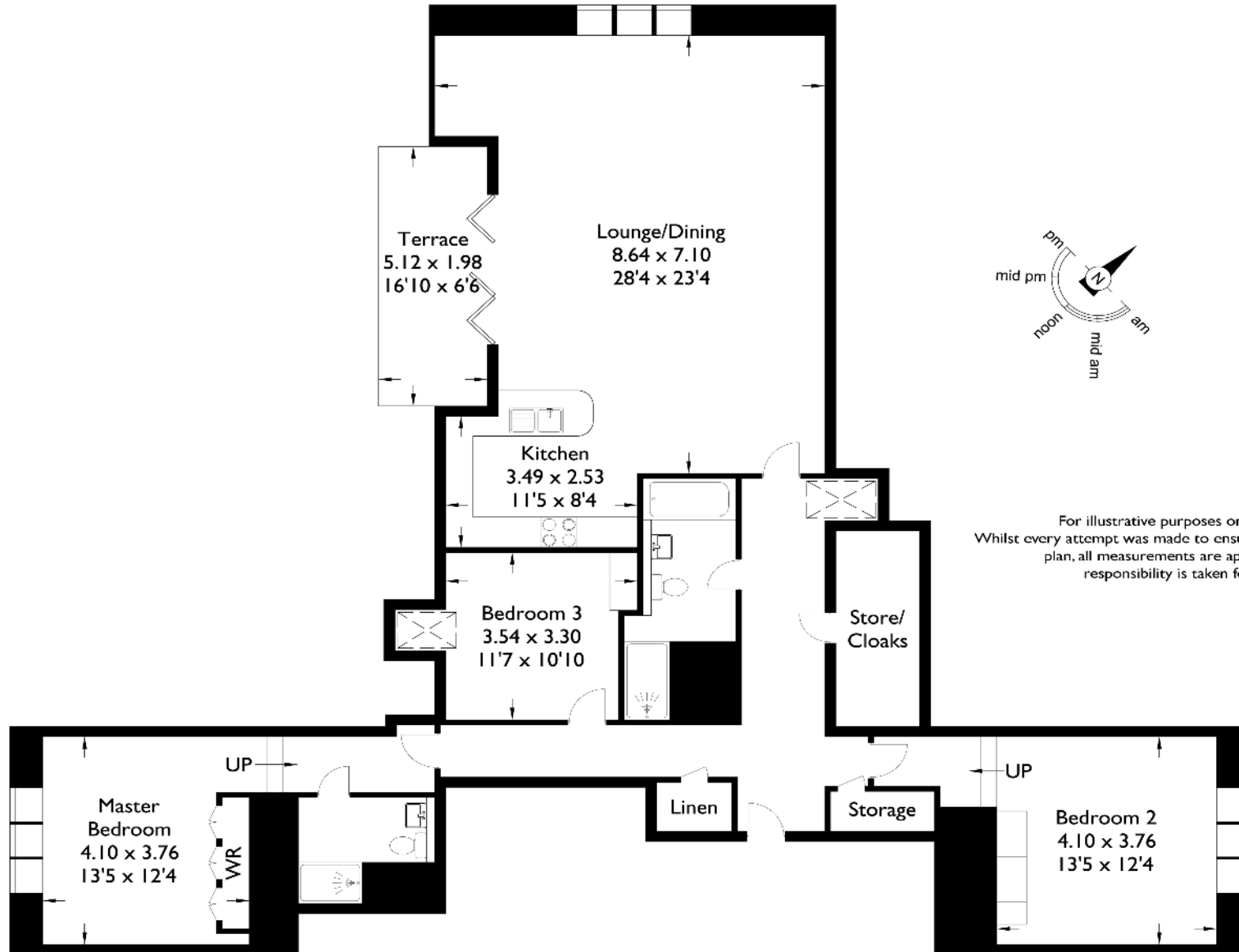


Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee 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.

# 303 North Wing

Approximate Gross Internal Area : 153.63 sq m / 1653.65 sq ft

Total : 153.63 sq m / 1653.65 sq ft





# 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>INCL. 102A</small> |
| 301 - 303                           |





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