



303 South Wing  
The Residence | Kershaw Drive | Lancaster | Lancashire | LA1 3SY

FINE & COUNTRY

303 SOUTH WING

---



A stylish and spacious three bedroom apartment situated within the South Wing of The Residence on the outskirts of Lancaster City Centre, offering private and peaceful views stretching across to the Forest of Bowland. 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 by developers PJ Livesey to provide an array of new build homes and stunning contemporary apartments within the striking annexe building. The generous proportions of 303 South Wing will appeal to a range of buyers, offering three double bedrooms, two ensuites, a family bathroom and a stunning, light filled open plan living and kitchen area featuring a striking original stone circle window. The mix of contemporary finishes and original features creates a stylish and impressive apartment and there is also private balcony accessed from the bi-folding doors on the open plan area. The apartment also benefits

from two private parking spaces.

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 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.

The apartment is positioned to third floor and can be easily accessed by way of a communal lift or stairs. On entry, the hallway is flooded with natural light afforded by the two velux windows. One of the exceptional features of this apartment is the amount of storage on offer, from the abundance of eaves storage to the many built in cupboards, two of which can be accessed from the hallway.

The open plan living arrangement is impressive to say the least; bright and spacious with a dual aspect to include the bi folding doors which lead out onto the balcony. The second aspect can be enjoyed via the exposed feature circular stone window which overlooks the playing fields beyond and distant Forest of Bowland. This striking structure is a beautiful part of this apartment and overall the space is great for both modern living and entertaining. The kitchen is both modern and practical with tiles flooring comprising a full range of wall and base units, breakfast bar with space for seating, NEFF oven, drill, microwave and gas hob, sink and a half and a combined, integrated washer dryer. Adjacent to the kitchen is ample space for formal dining furniture to seat all your family and guests along with a designated living for comfortable seating; the furniture within this open plan living arrangement can be available to purchase by separate negotiation. There are a couple of steps up to the bi folding doors, which lead out onto a fully enclosed, decked balcony area which overlooks the grounds of The Residence – the perfect sun trap and ideal for private, al fresco dining in the summer months.

In total, there are three generous double bedrooms, all of which boast quality fitted wardrobes and two of which benefit from attractive, fully tiled en suites. The stunning family bathroom is fully tiled and comprises a bath with shower attachment, WC, wash hand basin and towel radiator.

This property will appeal to a wide range of buyers 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 a private allocated parking space but also 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 continue straight on, turning into the third entrance.

### Services

All mains services connected

Council Tax band E

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

Ground Rent £250.00 per annum.

Management Fee: Currently £4956 per annum which includes all cleaning and general maintenance of the public areas both inside and out. Electricity and water costs in the communal areas are also included as well as buildings insurance.

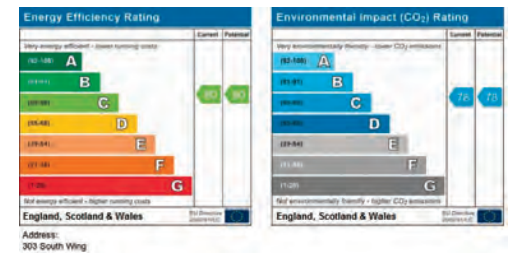


### 303 South Wing

Approximate Gross Internal Area : 164.26 sq m / 1768.08 sq ft  
 Total : 164.26 sq m / 1768.08 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.



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. Printed





# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy

emphasising the lifestyle qualities of the property. This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country  
Tel: +44 (0)1524 380560  
sales@fineandcountry-lakes.co.uk  
19, Castle Hill, Lancaster, Lancashire, LA1 1YN

