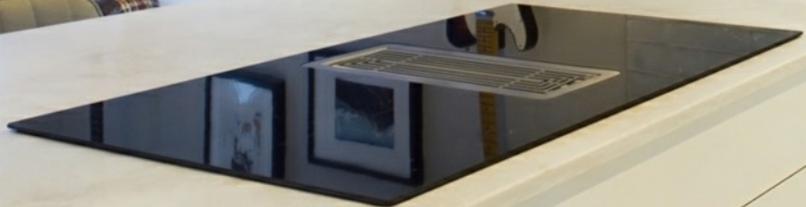




7 The Millrace

Damside Street | Lancaster | LA1 1BL

MATTHEWS
BENJAMIN



7 THE MILLRACE

LANCASTER

Location, location, location! Located on the popular St George's Quay in the heart of the vibrant city of Lancaster. This well-appointed, recently renovated apartment enjoys a choice setting on the second floor with elevated leafy views across the street with glimpses of impressive Lancaster Castle rising high above.

Built in 2005, The Millrace is a prestigious development of 25 apartments with lift access to all floors and the undeniable benefit of secure underground parking (no.7 has been allocated a great space within the car park with excellent accessibility and extra space for opening doors either side).

A secure intercom entry system allows access to the communal reception with lockable post boxes. Lift or stairs lead up to the second floor where a lobby serves three apartments. The front door opens to No.7 to reveal a rejuvenated living space where, off a central hall with useful store room (housing the Samsung washer/drier), the accommodation offers a sociable open plan living kitchen with room to cook, eat and relax in style and comfort with French windows opening to a Juliette balcony. The main elevation of the apartment faces west and so enjoys a sunny aspect which isn't compromised with properties opposite so it's lovely and private too. High up above the traffic church bells are audible several times a week and early mornings and in the evenings there's a soundtrack of birdsong.

The kitchen area has been completely refitted with sleek German Leicht cabinets fitted in a U shape offering dining space along the peninsular bar. There are quartz worktops, upstands, drainage grooves and a peninsular end panel. Wall cabinets are lit underneath with remote operated mood lighting which can be changed in colour and brightness. Mottled pale grey metro wall tiles complete the stylish picture and there is a range of Capel appliances comprising fan and steam ovens, fridge and freezer, slimline dishwasher, wine cooler and an induction hob with an inbuilt extractor fan, also with the benefit of a recycling bin area. The L shaped room is exceptionally flexible with a folding wall enabling the space to be divided for the creation of a second double bedroom, it too having a super view of the trees opposite and top of the castle.



The principal bedroom has a wall fitted with wardrobes, doors featuring horizontal panels of opaque glass and mirrors conceal every possible fitting to enable the most beautifully organized storage. The well appointed ensuite provides a shower, wash basin and loo. The original basin taps have been upgraded to a contemporary specification in both shower and bathrooms. The apartment has a bathroom for use of the second bedroom and guests – there's a shower over the bath, floating wash basin and loo.

Throughout the apartment there is downlighting and refinished oak veneer flooring, with a plush carpet in the principal bedroom. Sockets (many of which are combined with USB charging points) and switches (changed to dimmer switches) have been upgraded to a polished chrome finish as have the internal door handles. Walls and paneling on the two media walls (one in the living area, the other in the principal bedroom) have been painted using a soft palette of Little Greene paints. Remote controlled blinds within the apartment offer both black-out and thermal qualities.

The secure underground car park also houses a lockable bike store, a room for bins and recycling facilities and both water and electric meters. To the rear of the apartments is a landscape area with smart raised planters maintained through the management company to give you trouble free enjoyment of this open space. There is CCTV outside and in the garage.



LOCATION

The Millrace is a prestigious development to the south of the River Lune in the heart of the city ensuring that all within the city is accessible on foot. New to the city? Lancaster has a great deal to offer all generations with an established cultural and music scene with events throughout the year. There are many places of interest to visit; the historic Lancaster Castle and Priory, several museums (Lancaster Maritime and City Museums and Judges' Lodgings), Ashton Memorial and Butterfly House at Williamson Park, The Storey (an arts centre), two theatres and two cinemas. There is a great range of high street and independent shops centered around a pedestrianised area, a full complement of professional services, two universities and excellent healthcare provision with both NHS and private hospitals.

Transport links are to hand with convenient access onto the M6 at J33 and J34 depending on the direction of travel and a station on main West Coast line provides services to Manchester Piccadilly in under an hour and both London Euston and Edinburgh in less than 2 ½ hours (*train service durations vary, please check nationalrail.co.uk for further details*). Neighbouring cities are within easy reach; Preston and Manchester being 26 and 56 miles distant respectively. There is a choice of airports - Manchester (65 miles) or Liverpool (71 miles). *The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.*

If you love city life but also the feel a call to nature, then as a city Lancaster is surrounded by unspoilt countryside, the AONBs of the Forest of Bowland and Arnsdale and Silverdale and the National Parks of the Lake District and Yorkshire Dales are all convenient for day trips.

DIRECTIONS

what3words order.bind.leap

Use the postcode **LA1 1BL** on Sat Nav with reference to the directions below:

Driving through Lancaster on the one-way system, as the A6 heads north (King Street which then becomes China Street) stay in the left-hand lane, as the road drops down there is a turning at the foot of the hill onto Damside Steet. Turn left here. The Millrace is the large building at the road end. Drive past the apartments and then turn first right into the underground parking area.

For the purposes of viewing, please park further along the quayside and approach on foot.







SERVICES

Mains electricity, water and drainage. Electric thermostatically controlled heaters with chrome heated towel rails in the bath and shower rooms.

BROADBAND

Superfast speed available from Openreach of 80 Mbps download and for uploading 20 Mbps.

MOBILE

Indoor: EE, Three, O2 and Vodafone for both Voice and Data

Outdoor: EE, Three, O2 and Vodafone for Voice, Data and Enhanced Data

Broadband and mobile information provided by Ofcom.

TENURE

Leasehold

Long leasehold for the balance of a 999 year lease which commenced in 2003. The freehold is owned by Stonewell Property Company Limited and the Millrace Management Company Limited looks after the day to day running. An annual service charge of £1881 (2023/24 figure, payable in two equal half yearly installments in advance) covers the repair, maintenance and cleaning of common parts, building insurance and fire protection. Pets allowed subject to consent of management company.

INCLUDED IN THE SALE

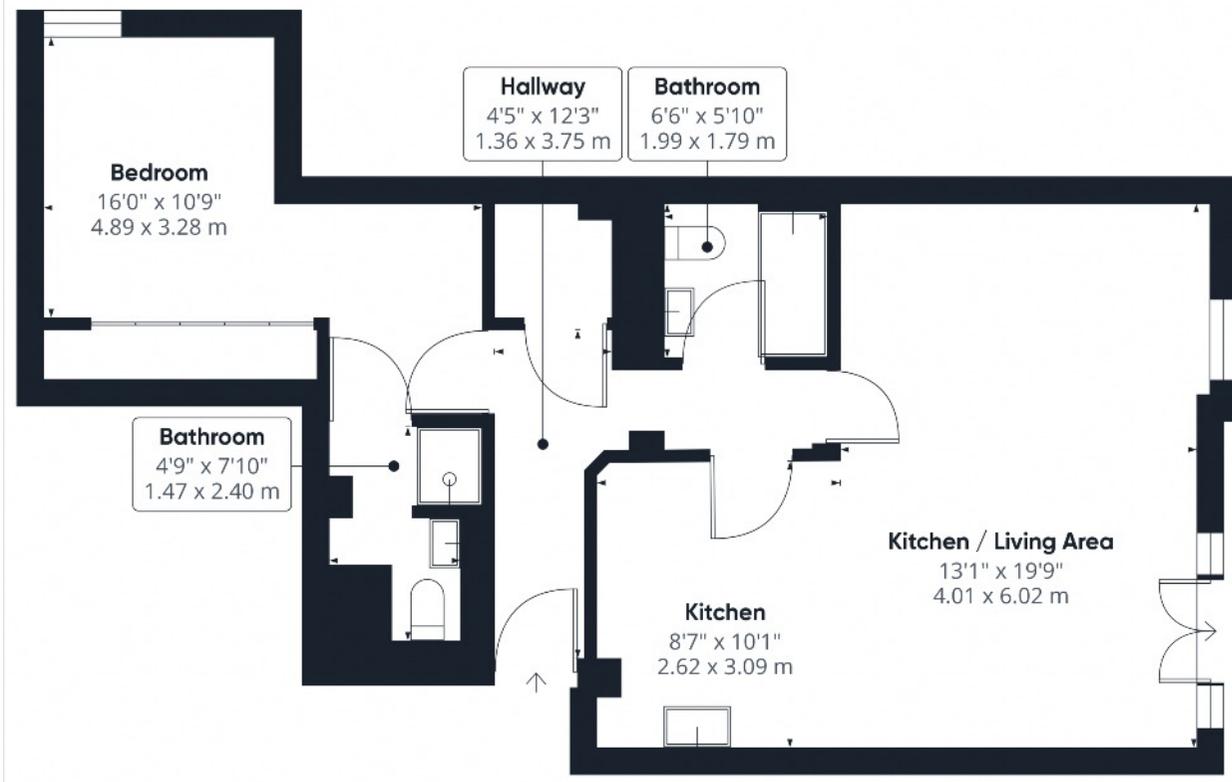
Fitted carpet, blinds, light fittings and integral kitchen appliances as described. The two televisions (both 4K) are available by way of further negotiation.

LOCAL AUTHORITY CHARGES

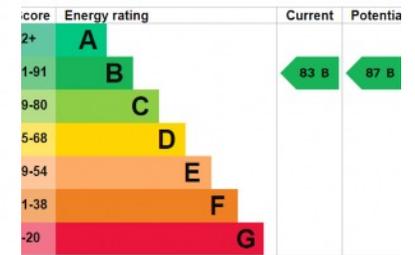
Lancaster City Council – Council Tax band C

GUIDE PRICE

£185,000



Approximate total area⁽¹⁾
677.45 ft²
62.94 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Viewing is strictly by appointment with the sole agents
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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