



Booth Gardens | Lancaster







4 

3 

2 

 **lunevalley**  
ESTATES.



EPC - B



Band D



Leasehold







Welcome to the epitome of luxury living on the historic St George's Quay in Lancaster. This exquisite four/five-bedroom townhouse is a harmonious blend of contemporary elegance and waterfront charm, providing a unique and unparalleled living experience.

Spread across three thoughtfully designed floors, this residence offers a generous living space that effortlessly combines comfort and sophistication.

The moment you step through the entrance, you're greeted by a tastefully designed interior that sets the tone for the entire home. There is a bright entrance hallway with plenty of space for storage and also access to the convenient WC. There is a sophisticated living space on the first floor, adorned with an abundance of natural light that permeates through the well-appointed windows. The stylish kitchen, equipped with top-of-the-line appliances, seamlessly integrates with the open-plan living area, creating an ideal space for both entertaining and everyday living. The home lends itself perfectly to modern family living, with French double doors leading to the landscaped and minimal maintenance rear gardens.





Ascend to the upper levels, where you'll find the four/five generously sized bedrooms, each offering a retreat of tranquility. The master bedroom, featuring an en-suite bathroom, ensures a private haven for relaxation and rejuvenation. This townhouse also features a practical utility room and the convenience of a garage, providing ample space for storage and everyday tasks.

The property's central location still provides easy access to the vibrant city centre and its array of amenities. Embrace the cosmopolitan lifestyle with nearby restaurants, shops, and cultural attractions, all within a leisurely stroll from your doorstep. This residence on St George's Quay presents an opportunity to experience modern townhouse living in a dynamic and central setting.



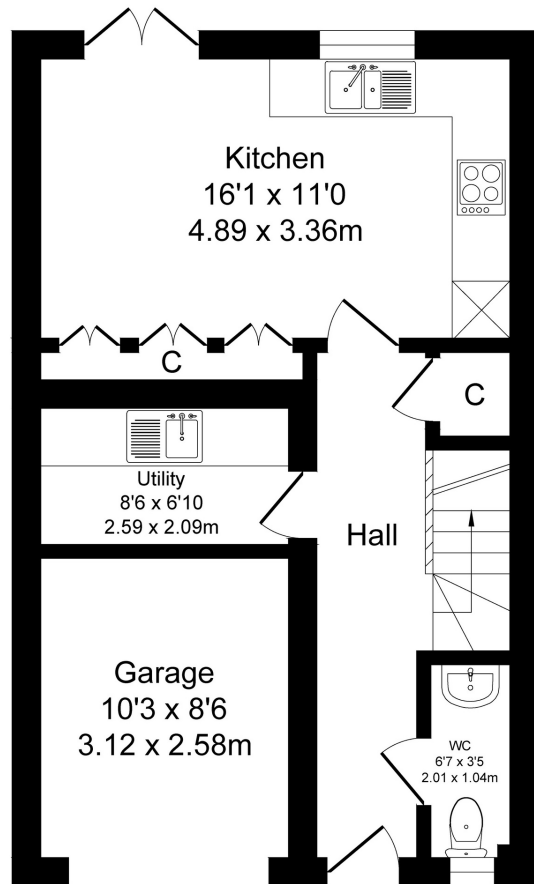




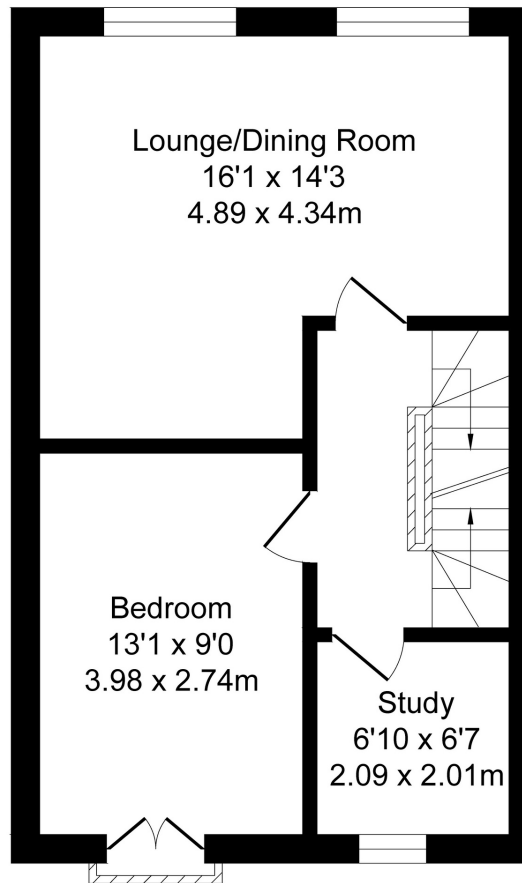


Booth Gardens, Lancaster,  
Total Approx. Floor Area 1314 Sq.ft. (122.1 Sq.M.)

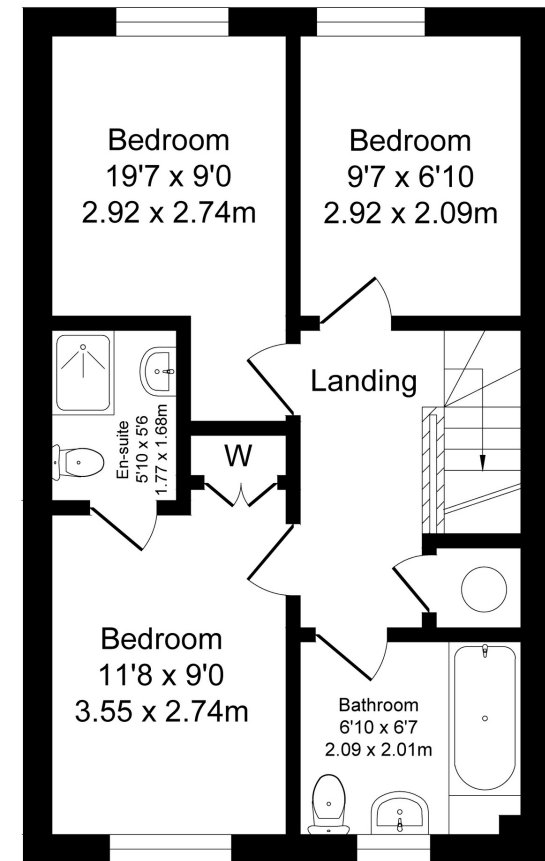
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor  
Approx. Floor  
Area 438 Sq.Ft  
(40.7 Sq.M.)



First Floor  
Approx. Floor  
Area 438 Sq.Ft  
(40.7 Sq.M.)



Second Floor  
Approx. Floor  
Area 438 Sq.Ft  
(40.7 Sq.M.)



# The Essentials



Wagon & Horses  
*0.4 miles*



Sainsbury's  
*0.9 miles*



Quite Simply  
French (QSF)  
*0.3 miles*



Dalton Square  
Pharmacy  
*0.7 miles*







# lunevalley

ESTATES.



*Scan to visit our website!*

Suite 8, Willow Mill, Caton, LA2 9RA  
01524 256625  
[team@lunevalleyestates.com](mailto:team@lunevalleyestates.com)  
[lunevalleyestates.com](http://lunevalleyestates.com)