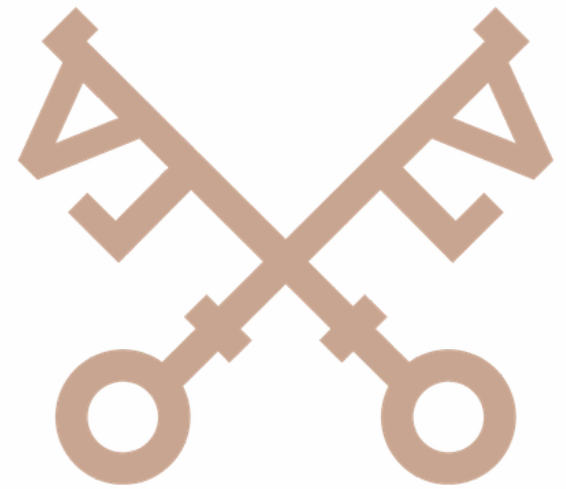




114 South Wing, The Residence Lancaster



114 SOUTH WING, THE RESIDENCE



Positioned within the South Wing, number 114 is a spacious apartment extending to approximately 843 sq. ft. and offers a well-balanced layout that makes excellent use of the available space. Entering the apartment, the hallway provides access to the principal accommodation and immediately establishes the practical nature of the home.

The heart of the apartment is the superb open-plan lounge and dining room, an exceptionally generous living space measuring approximately 5.6m x 5.3m. Bright, comfortable and wonderfully versatile, there is ample room to create clearly defined areas for relaxing, entertaining and dining. The current arrangement demonstrates just how comfortably the space can accommodate substantial sofas, occasional furniture and a full-size dining table without ever feeling overcrowded. High ceilings and large windows enhance the feeling of space, while the predominantly neutral décor allows purchasers to easily introduce their own personality. One of the apartment's most attractive features is the private enclosed terrace, accessed directly from the living accommodation. Measuring approximately 3.2m x 2.0m, this wonderful additional space provides somewhere to sit with a morning coffee, read a book or simply enjoy the outlook towards the mature trees and surrounding countryside. Large windows flood the terrace with natural light, creating a peaceful retreat that feels wonderfully connected to the landscape beyond. The main bedroom is exceptionally generous, measuring approximately 5.0m x 3.3m. Large fitted wardrobes provide an impressive amount of storage without compromising the available floor space, while the room comfortably accommodates a substantial bed and additional furniture. The principal bedroom also benefits from its own en-suite shower room, providing excellent convenience and creating a genuine sense of separation from the remainder of the accommodation.





Take a closer look...



Property Type:

Apartment

Square Footage:

843 sqft

Council Tax Band:

C

EPC Rating:

C

Tenure

Freehold



Why Lancaster?

RESIDENTS OF THE RESIDENCE ENJOY PROXIMITY TO LANCASTER'S VIBRANT CITY CENTER, WHICH OFFERS A RICH CULTURAL AND MUSIC SCENE, A VARIETY OF HIGH STREET AND INDEPENDENT SHOPS, AND EXCELLENT HEALTHCARE FACILITIES. THE DEVELOPMENT IS CONVENIENTLY LOCATED NEAR BUS ROUTES, THE M6 MOTORWAY (JUNCTION 33), LANCASTER UNIVERSITY, LANCASTER ROYAL INFIRMARY, AND THE RENOWNED WILLIAMSON PARK. THE COMMUNAL AREAS OF THE RESIDENCE ARE METICULOUSLY MAINTAINED, PROVIDING RESIDENTS WITH IMPRESSIVE SPACES WITHOUT THE BURDEN OF UPKEEP.

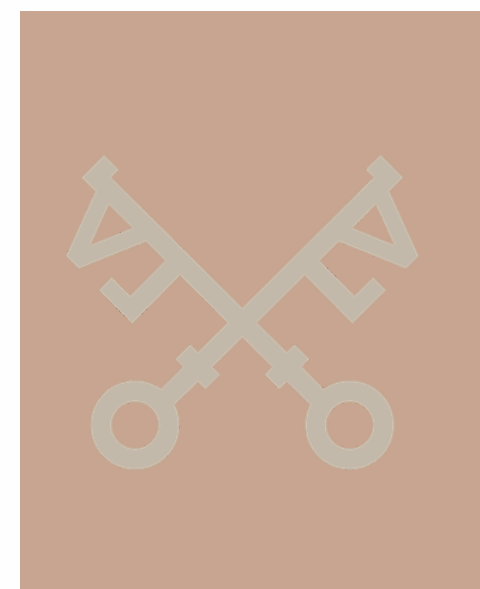
114 South Wing, The Residence





BEYOND THE APARTMENT ITSELF, ONE OF THE GREATEST ADVANTAGES OF LIVING AT THE RESIDENCE IS THE COMBINATION OF HISTORIC SURROUNDINGS AND MODERN CONVENIENCE. LIFT ACCESS WITHIN THE BUILDING MAKES THE APARTMENT PARTICULARLY ATTRACTIVE TO DOWNSIZERS AND BUYERS LOOKING FOR ACCESSIBLE, SINGLE-LEVEL ACCOMMODATION, WHILE THE GENEROUS PROPORTIONS PROVIDE CONSIDERABLY MORE SPACE THAN MANY MODERN APARTMENTS. FOR FIRST-TIME BUYERS, THIS IS AN OPPORTUNITY TO PURCHASE A GENUINELY DISTINCTIVE HOME. RATHER THAN COMPROMISING ON SPACE OR SETTling FOR A CONVENTIONAL MODERN DEVELOPMENT, 114 SOUTH WING OFFERS TWO BEDROOMS, TWO BATHROOMS, SUBSTANTIAL LIVING ACCOMMODATION AND A PRIVATE TERRACE, ALL WITHIN ONE OF LANCASTER'S MOST RECOGNISABLE LANDMARK BUILDINGS.













WHERE CAN I FIND...



The Closest Schools?

The Cathedral Primary - 3 Minute Drive & 24 Minute Walk

Lancaster Grammar School - 2 Minute Drive & 20 Minute Walk



Somewhere Nice to Walk the Dog?

Williamson Park - 6 Minute Drive



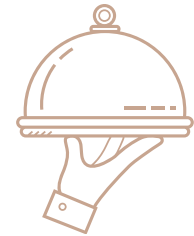
The Local Shop?

Co-op - 7 Minute Walk



A Refreshing Pint?

The White Cross - 5 Minute Drive



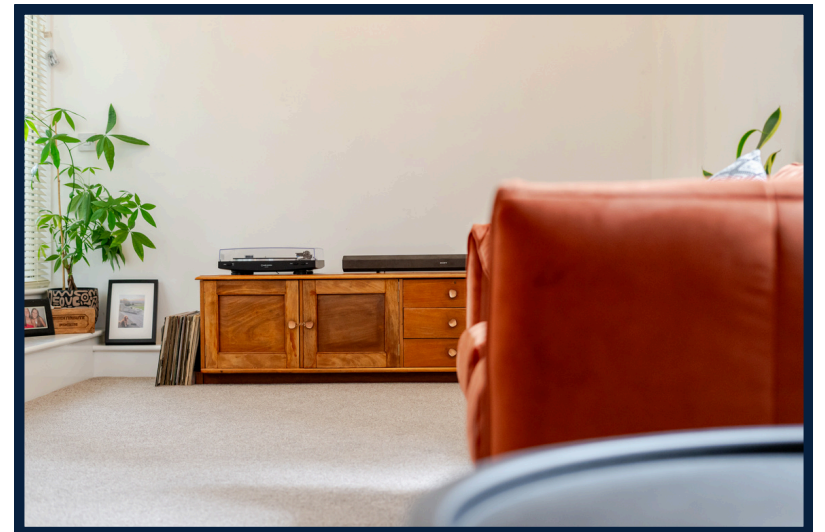
A Delicious Meal?

Greaves Park - 6 Minute Drive

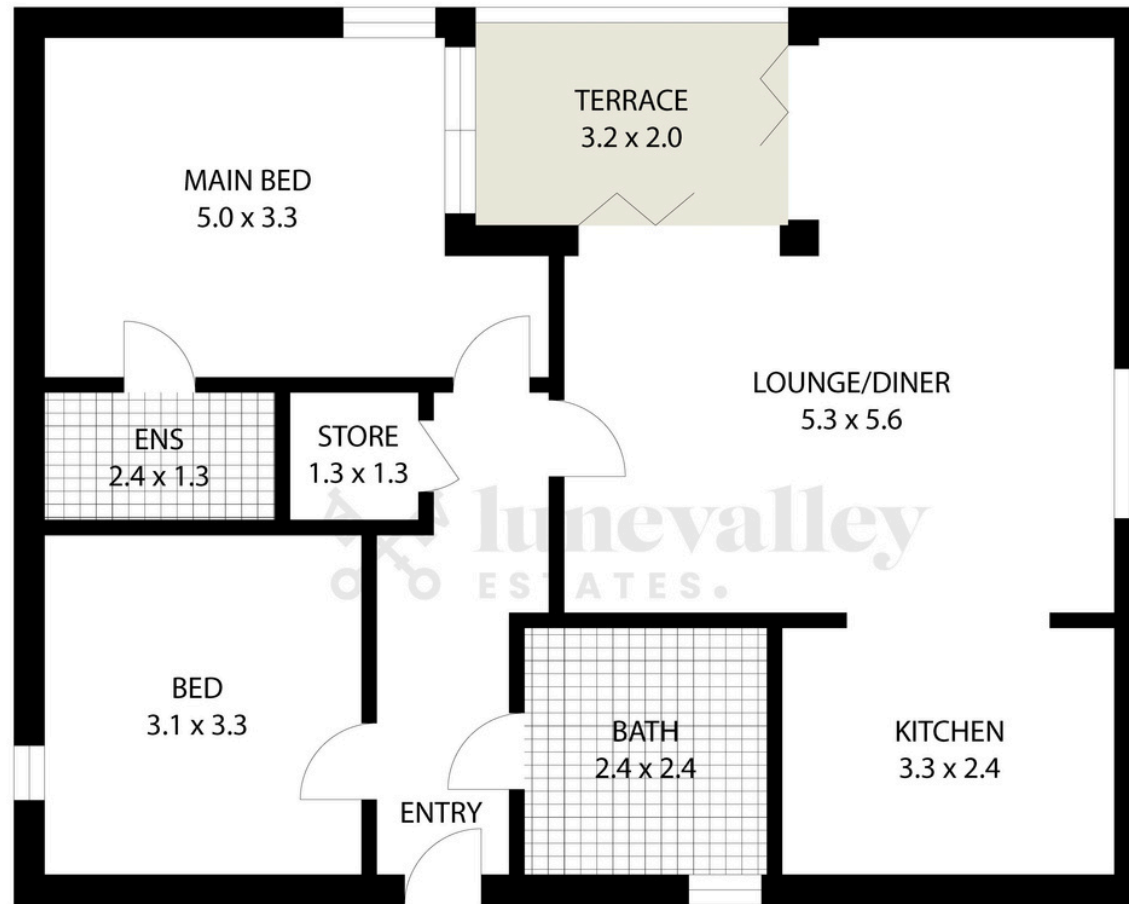


Closest Transport Links

Bus - Wentworth Drive Stop - 2 Minute Walk
Rail - Lancaster Station - 10 Minute Drive





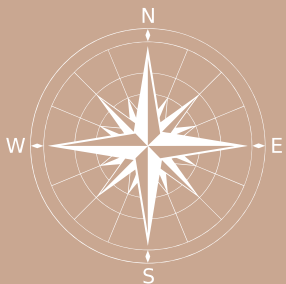


FLOOR PLAN

INTERNAL AREA = 78.35 SQ.M - 843 SQ.FT

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

114 The Residence



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

114 South Wing, The Residence Lancaster

114 South Wing, The Residence, Kershaw Drive, LA1 3SY



///baker.lift.prawn



lunevalley
ESTATES.

015242 56625 | team@lunevalleyestates.com | www.lunevalleyestates.com