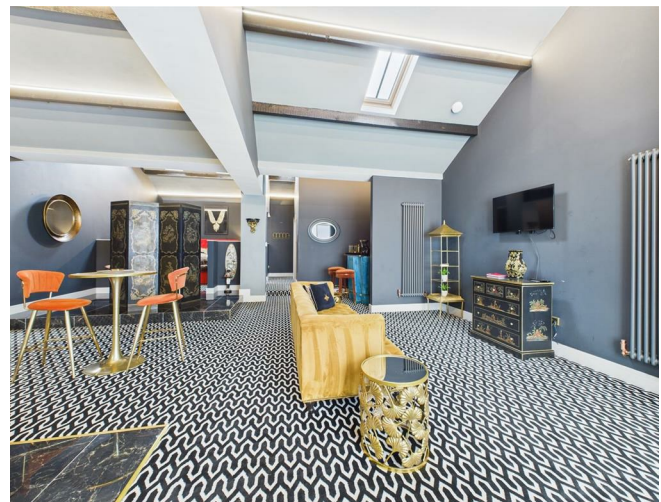
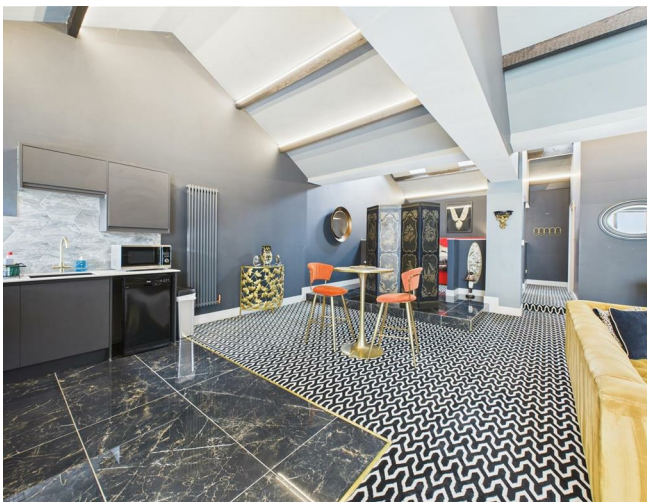


9, The Studio Lancaster New Road, Cabus, Preston, PR3



£210,000

The Hamilton is a grade II listed building dating back to the 1600s and was originally built for Duke James of Hamilton.

Leasehold

The Studio

This spacious studio apartment has open plan living with a separate shower room. Its fully refurbished while incorporating some original features.

The Studio provides luxury living space.

This prestige development has been well thought out, preserving and restoring original heritage features, along side modern, aesthetic elements. All fixtures and fittings are of elite Georgian brushed brass.

Externally, the property will be a private gated community with intercom and sleek electric gates. There are 28 parking spaces on site, with the added benefit of electric vehicle charging points too.

The communal courtyard boasts a large water feature and the communal garden areas contain natural beauties such as apple and plum trees. Perfect for exploring during the summer months.

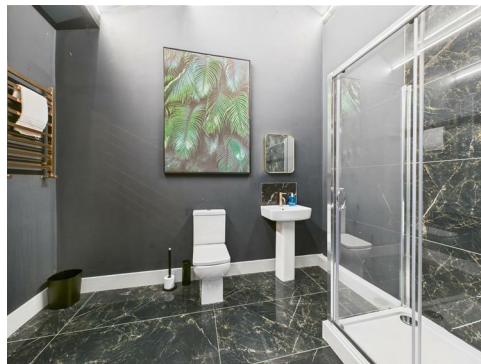
Open
Plan/Lounge/Kitchen/Dining/Bedroom



Double-glazed windows to the front, kitchen area with a range of matching wall and base units, composite sink, cupboard housing gas boiler, fridge/freezer, washing machine, four plates electric hob and extractor hood, electric oven, dishwasher, microwave, tiled floor.

Lounge area carpeted floor, radiators, built-in bar. bedroom area with a double bed, two velux windows, carpeted floor, radiator.

Shower Room



Shower cubicle with a thermostatic shower, wash hand basin, heated towel rail, extractor fan, tiled floor, W.C.

Useful Information

Tenure Leasehold 250 Yrs
Start July 2023-End July 2273
248 years remaining
Council Tax Band (B) £1,840

