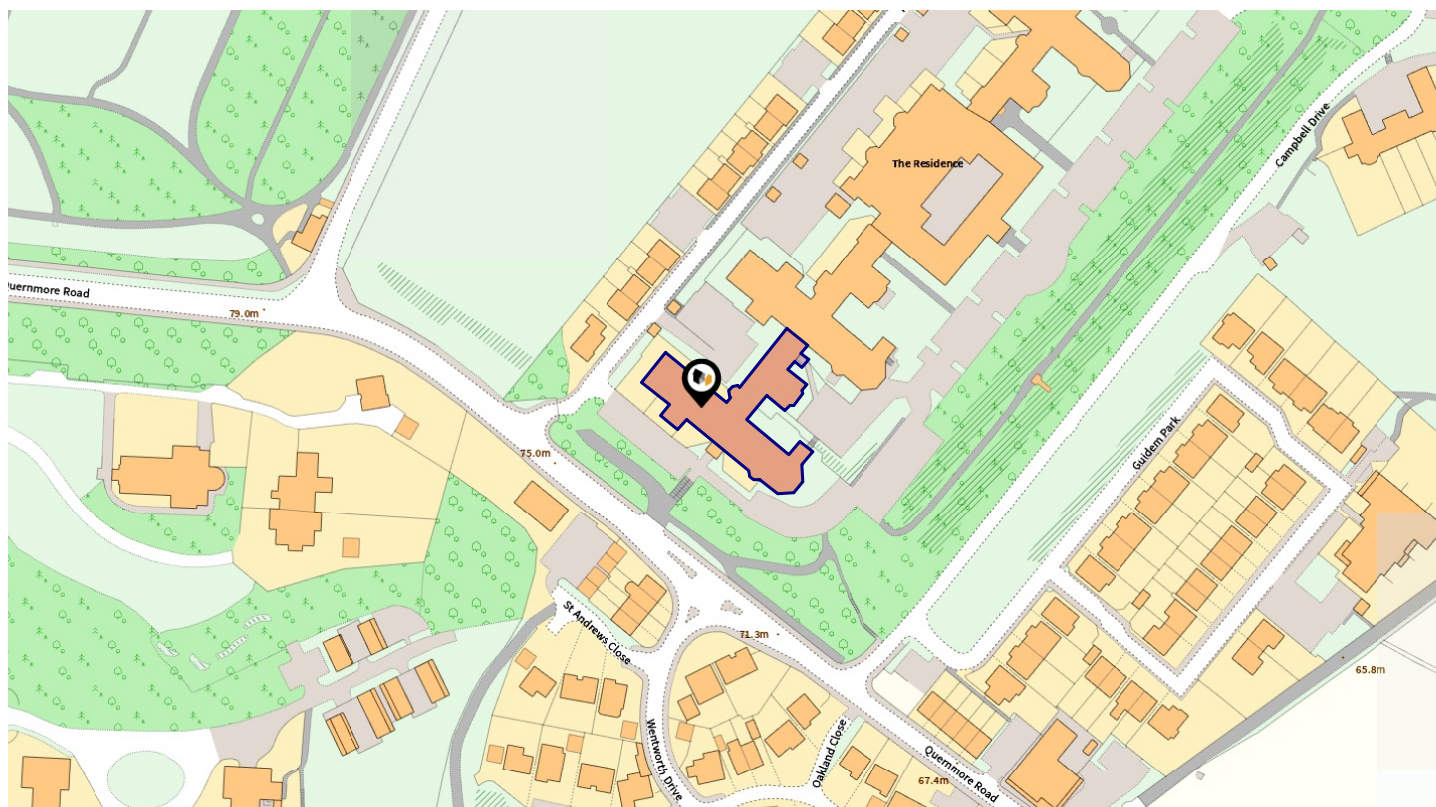


# KEY FACTS FOR BUYERS

**The Residence, Kershaw Drive, Lancaster, LA1**

August 2021



## A guide to this property and the local area

### JDG Lancaster

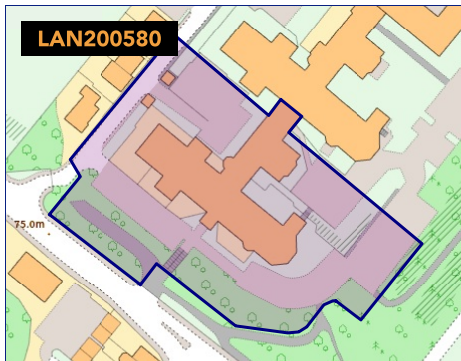
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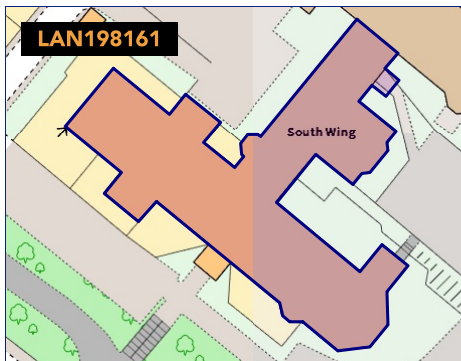
# PROPERTY OVERVIEW

## ALL TITLES RELATED TO THIS PROPERTY

### Freehold Title Plan



### Leasehold Title Plan



### Leasehold Title

Start Date	End Date	Lease Term	Term Remaining
01 Jan 2014	01 Jan 2264	250 years	242 years

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## INTRODUCTION

Welcome to The Residence, a luxury apartment development converted by the PJ Livesey Group. This Grade II listed development is stunning. It has to be seen to truly appreciate its grandeur and understand its boutique, hotel feel. This development is approached by a tree-lined driveway and is surrounded by greenery with views over the Forest of Bowland. The grounds are perfectly manicured. It feels serene.

Williamson Park neighbours this development. The 54 acres include mature grounds, a duck pond, ornamental gardens, and the famous butterfly house. The park is also a dog walkers paradise (pets are allowed at The Residence). Every Saturday morning, there is a park run - perfect for if you are feeling energetic! The historic city centre is just a 20-minute walk. Enjoy independent shopping, visit one of the many cafes, bars, restaurants, and cinemas or visit one of the two highly regarded theatres. For more everyday needs the recently opened Co-op is just a few minutes away.

A stylish one-bedroom apartment on the second floor of the beautiful Residence complex. As with all apartments here this has been finished to an extremely high standard and offers wonderful open plan living and is very much suited to modern life. The easiest access point is from the South Wing entrance via the lift or stairs.

Once in the apartment, an L Shaped corridor connects the main living areas with the master bedroom and bathroom (as well as some handy storage cupboards). The open plan living area incorporates a sleek modern kitchen with gloss white units along with a large multiple-purpose living space. Currently, the room is dominated by large comfy sofas but has more than enough room to accommodate a dining set as well. Full-length glass folding doors grant access to the private balcony which has views over the playing fields and cemetery towards the lake district.

The master bedroom is at the furthest point of the apartment and has ample space for double bed, sets of draws, and would suit built in wardrobes.

- Storage Cupboards on the Hallway & Bathroom
- Integrated Kitchen Appliances
- Allocated Parking Space
- Lease Length: 350 Years

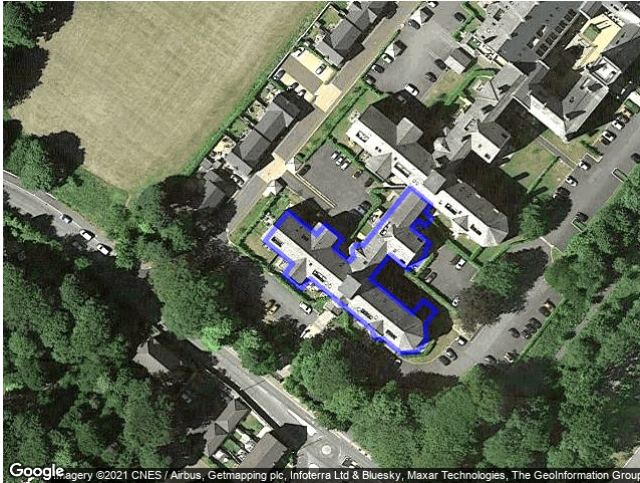
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# PROPERTY OVERVIEW

## THE RESIDENCE, KERSHAW DRIVE, LANCASTER, LA1










 Boundary (Land Registry Title Plan)



### PROPERTY KEY FACTS

Flat / Maisonette	
1 Bedroom	
Floor Area:	699.65 ft <sup>2</sup> 65.00 m <sup>2</sup>
Plot Size:	0.35 acres
Council Tax Band:	B
Annual Cost:	£1,549.22 (min)
Land Registry Title Number:	LAN198161
Tenure:	Leasehold
Lease Start Date:	01 Jan 2014
Lease End Date:	01 Jan 2264
Lease Term:	250 years from 1 January 2014
Term Remaining:	242 years
£/sqft:	£199.93

### AREA KEY FACTS

Local Authority:	LANCASTER CITY
Flood Risk:	Very Low
Conservation Area:	Pending for this local authority, Lancaster
Predicted Broadband Speeds	
Basic:	14 Mbps
Superfast:	65 Mbps
Mobile Coverage (based on voice calls made indoors)	
EE:	
Three:	
O2:	
Vodafone:	
Satellite / Fibre TV Availability	
BT:	
Sky:	
Virgin:	

### PLANNING HISTORY

No Planning Records Available

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# PROPERTY OVERVIEW

## PHOTO GALLERY



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# PROPERTY OVERVIEW

## FLOORPLANS



**Floor Plan**

Total floor area 65.0 sq.m. (700 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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# PROPERTY OVERVIEW

## EPC

Kershaw Drive, LA1	Energy rating <b>B</b>
Valid until 14.07.2027	

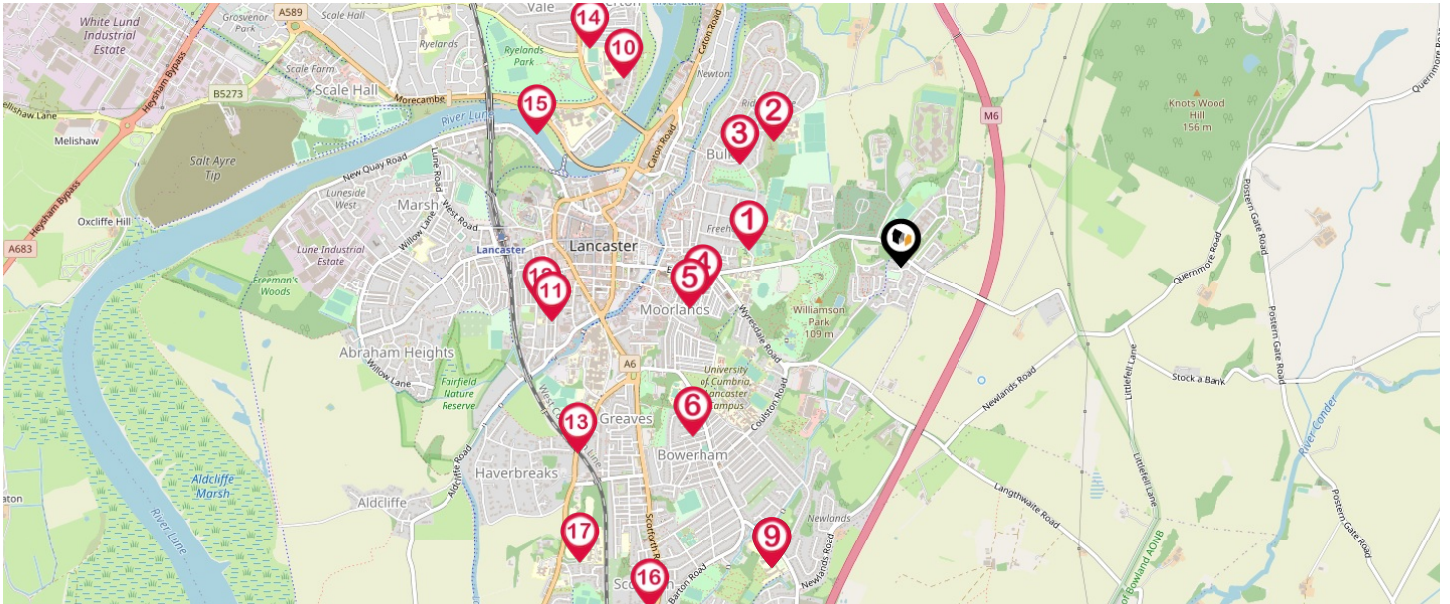
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	81   <b>B</b>	81   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Lancaster Christ Church Church of England Primary School	Good	209	0.52 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Central Lancaster High School	-	555	0.61 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Castle View Primary	-	-	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lancaster Royal Grammar School	-	1149	0.68 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	The Cathedral Catholic Primary School, Lancaster	Good	203	0.73 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bowerham Primary & Nursery School	Good	484	0.92 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stepping Stones School	Outstanding	11	1.12 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Bernadette's Catholic Primary School, Lancaster	Outstanding	212	1.12 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Moorside Primary School	Good	586	1.12 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Chadwick High School	Good	36	1.16 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Lancaster Girls' Grammar School	-	958	1.21 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Lancaster Dallas Road Community Primary School	Good	417	1.24 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Ripley St Thomas Church of England Academy	Outstanding	1733	1.28 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	St Joseph's Catholic Primary School, Lancaster	Special Measures	185	1.31 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Our Lady's Catholic College	Good	884	1.33 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	Scotforth St Paul's Church of England Primary and Nursery ...	Outstanding	234	1.46 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Jamea Al Kauthar	Good	310	1.5 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

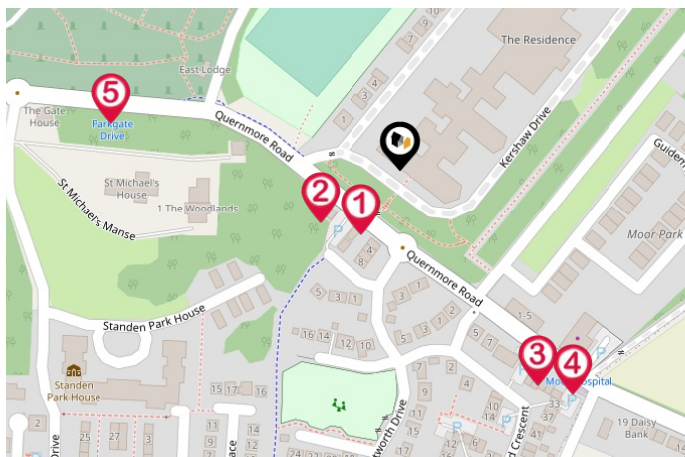
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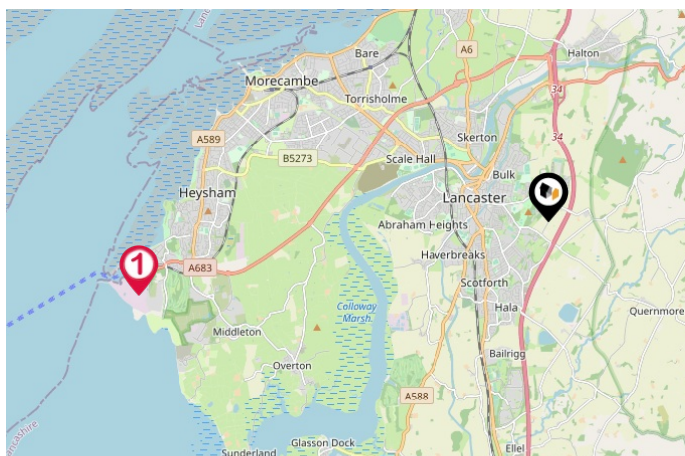
# LOCAL AREA

## NEAREST TRANSPORT LINKS



### BUS STOPS/STATIONS

- 1 - Moor Hospital Gates | 0.03 miles
- 2 - Moor Hospital Gates | 0.04 miles
- 3 - Moor Hospital | 0.11 miles
- 4 - Moor Hospital | 0.12 miles
- 5 - Parkgate Drive | 0.13 miles



### FERRY TERMINALS

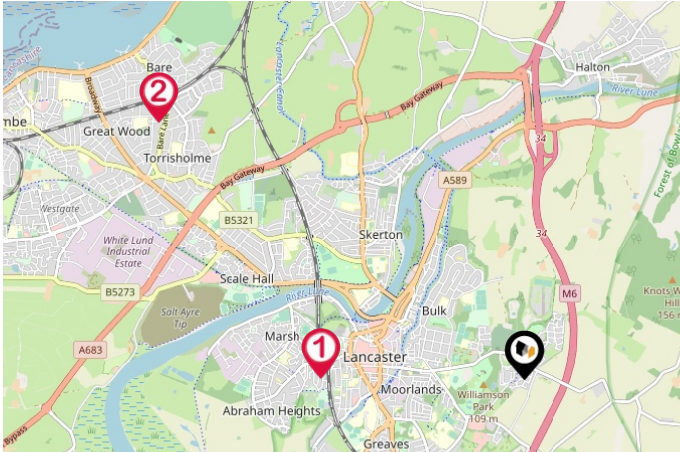
- 1 - Heysham Ferry Terminal | 5.73 miles

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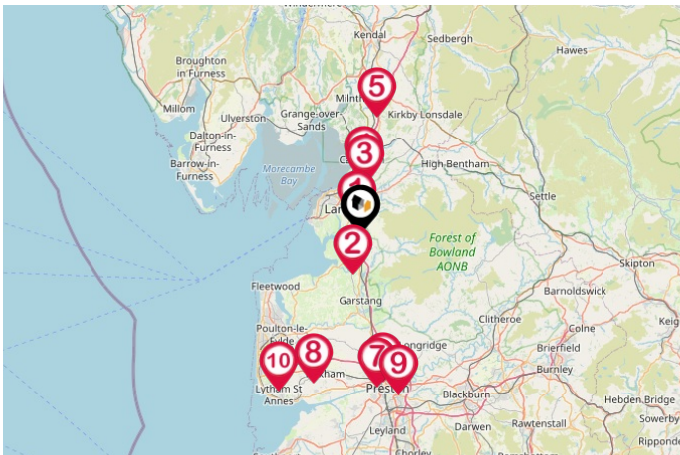
# LOCAL AREA

## NEAREST TRANSPORT LINKS



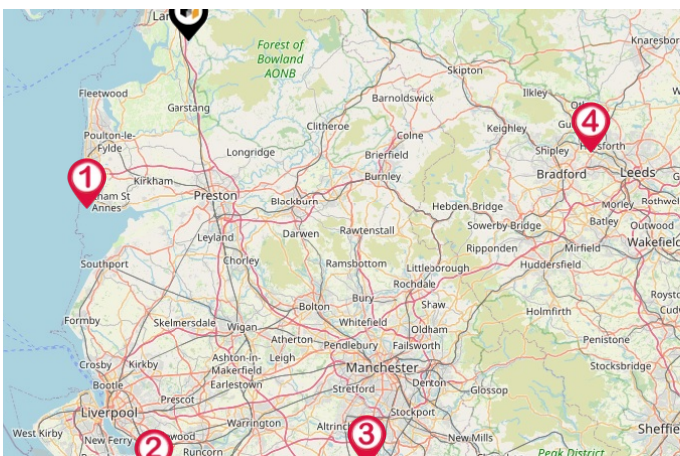
### NATIONAL RAIL STATIONS

- 1 - Lancaster Rail Station | 1.38 miles
- 2 - Bare Lane Rail Station | 3.09 miles



### TRUNK ROADS/MOTORWAYS

- 1 - M6 J34 | 1.58 miles
- 2 - M6 J33 | 4.47 miles
- 3 - M6 J35 | 5.57 miles
- 4 - A601(M) J35A | 6.46 miles
- 5 - M6 J36 | 13.19 miles
- 6 - M6 J32 | 16.84 miles
- 7 - M55 J1 | 17.29 miles
- 8 - M55 J3 | 17.37 miles
- 9 - M6 J31A | 18.49 miles
- 10 - M55 J4 | 19.59 miles



### AIRPORTS/HELIPADS

- 1 - Blackpool International Airport | 21.67 miles
- 2 - Liverpool John Lennon Airport | 49.27 miles
- 3 - Manchester Airport | 51.78 miles
- 4 - Leeds Bradford International Airport | 46.99 miles

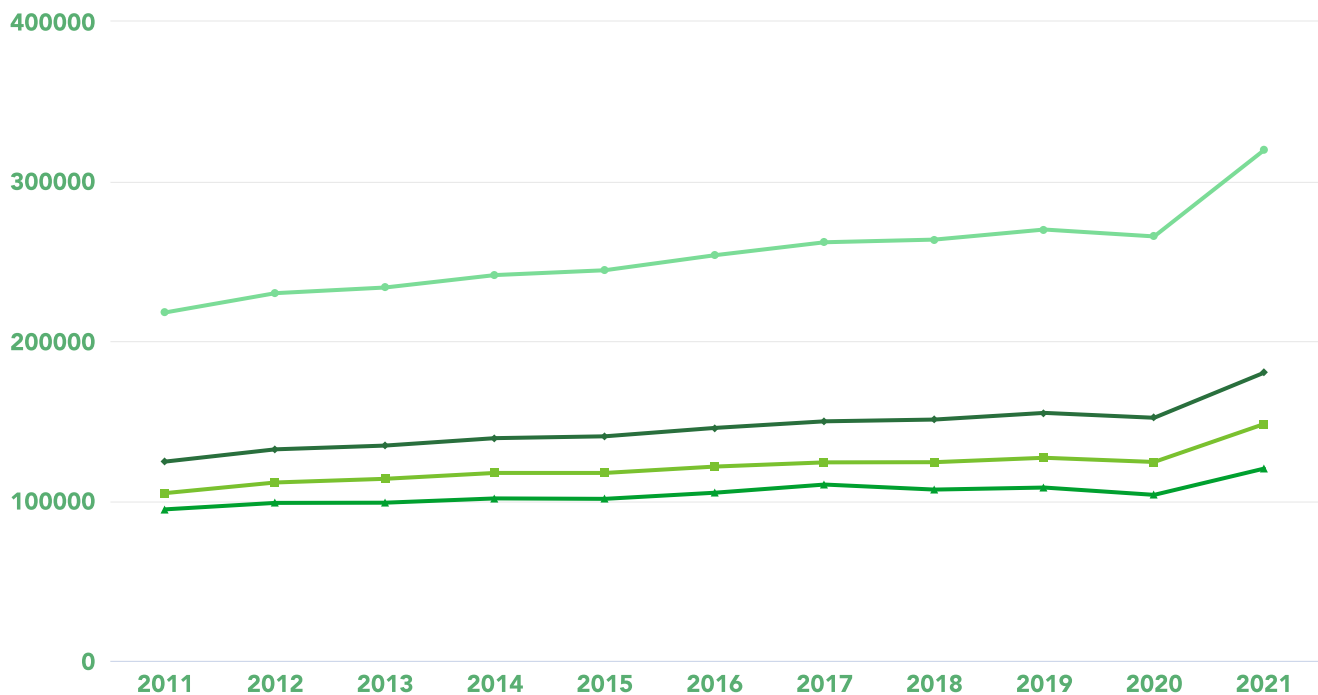
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# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR LA1

### 10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



**FLAT**  
+ 26.89%



**TERRACED**  
+ 41.17%



**SEMI-DETACHED**  
+ 44.59%



**DETACHED**  
+ 46.58%

**£150,000**

**Asking Price**

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# DATA QUALITY

JDG Lancaster is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

## Data Partners:



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