



8 Maryvale House Brettargh Drive, Lancaster

£380,000







## 8 Maryvale House Brettargh Drive

, Lancaster

Welcome to the Penthouse at Haverbreaks!  
Maryvale House offers luxury living in this sought after location. Large rooms, elegant living, stunning views to 3 sides and the most impressive master suite! Garage, Parking & Communal Garden Space!  
Council Tax band: E

Tenure: Leasehold

- Penthouse Apartment
- Impressive Open Plan Living
- Kitchen & Utility
- 2 Double Bedrooms, 2 Bathrooms
- Master Suite w/En-Suite & Office
- 2nd Floor with Lift Access
- Garage & Parking
- Private, Sought After Location
- Access To City Amenties
- No Chain









### **Location**

Maryvale House is tucked away off Brettagh Drive on Haverbreaks, one of the most exclusive areas in the city. Converted in 2002 from a large, grand residence, these luxury apartments offer an idyllic setting with peaceful, private surroundings. Set in their own grounds buyers will find a home which may be in a peaceful quiet location but is only a short stroll from the heart of the city. The hospital is within walking distance and the university only a short drive. The M6 is easily accessed for those whose journey takes them further. Haverbreaks is a private development with two entrances.

### **The Penthouse**

If you are looking for luxury, for peaceful surroundings and an exclusive, easy maintenance home you really will not find better. This elegant conversion offers generous and impressive accommodation and phenomenal views. Step through the front door and you will find the post boxes to the right and a bright, large, well maintained communal hallway. Stairs lead up and there is also lift access. The hallway for Number 8 is wide and welcoming. Matching panelled doors open to all rooms. Unusually Number 8 enjoys views to three aspects.



### **Living Space**

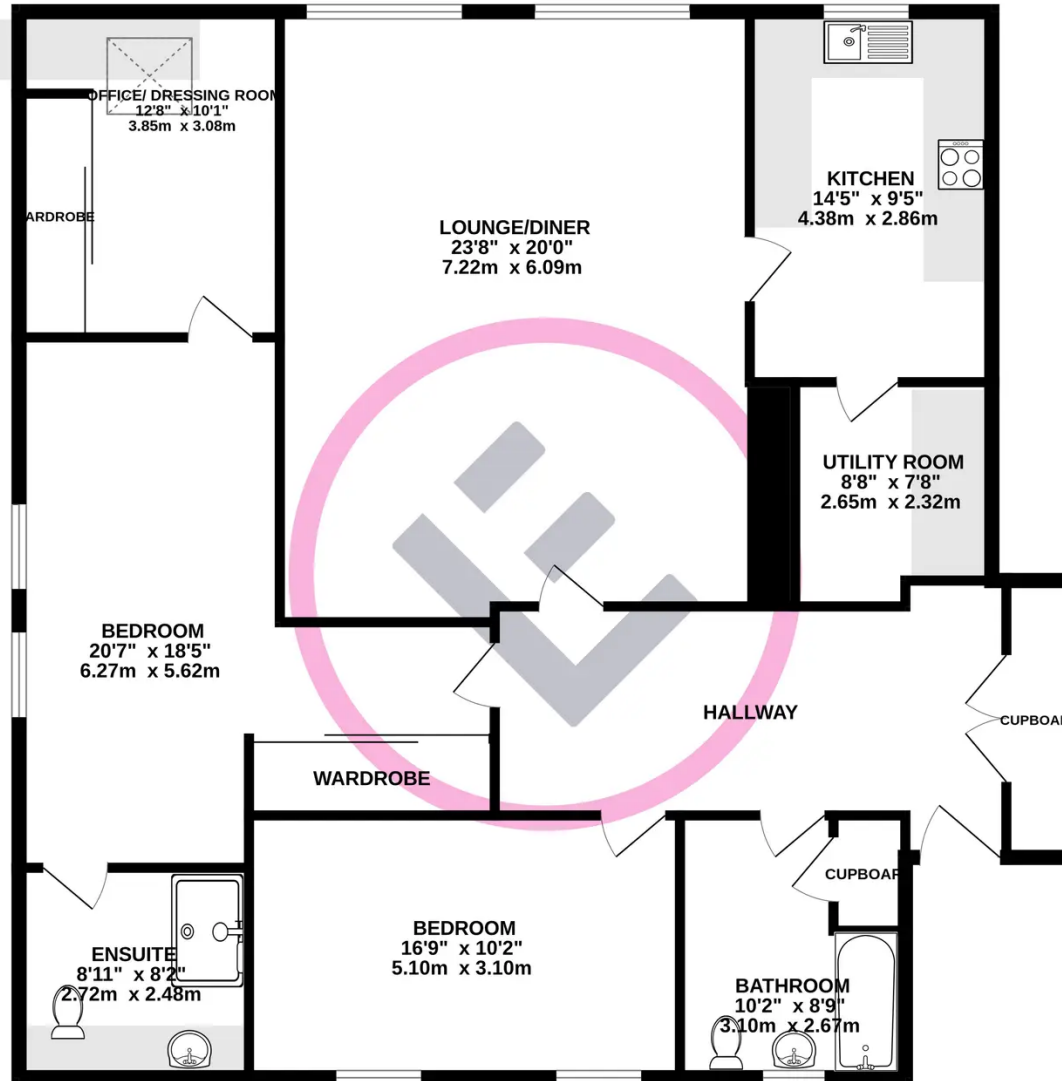
As you step through to the main, open plan living you will be struck by the beautiful views which unfold before you. The elevated position and stunning surroundings make this large open plan lounge diner the perfect place to entertain or to relax. The kitchen at the side is traditionally styled with wood effect cabinets and low profile, solid granite work tops. There are integrated NEFF appliances and once again beautiful views. The kitchen has space for a small table and chairs to enjoy a coffee or breakfast. The generous utility room matches the styling of the kitchen.

### **Bedrooms & Bathrooms**

The master suite will truly impress buyers. It occupies the entire width of the apartment and makes the most



GROUND FLOOR  
1552 sq.ft. (144.2 sq.m.) approx.



TOTAL FLOOR AREA: 1552 sq.ft. (144.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
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