



22 The Colonnade, Lancaster
£240,000





22 The Colonnade

Lancaster, Lancaster

3 bedroom apartment on sought after Standen Park! Renovated with stylish fittings, elegant interiors & a quality finish. A tranquil, spacious apartment with allocated parking.
Council Tax band: C

Tenure: Leasehold

- 2nd Floor Apartment
- 3 Bedrooms
- Open Plan Living w/ French Doors
- En-Suite Master & Family Bathroom
- Renovated w/ High Spec Finish
- Allocated Parking
- Loft Storage
- Well Maintained Communal Areas
- Sought After Standen Park
- Great Local Amenities, Transport & Travel Links





The Location

Standen Park is an impressive, established and much sought after development beside Williamson Park in Lancaster. Within the grounds of the former hospital you will find impressive Palladian architecture originally designed by architect Thomas Standen in 1816. Mature trees, shrubs and immaculately maintained grounds create a real sense of elegance. The situation is ideal on Lancaster's popular south side close to Williamson Park and Lancaster Royal Grammar School. The city centre is just a few minutes away as is the Grammar School and the university or Lune Valley are very handy via the "back roads". The M6 is also easy to access for those who travel further. Closer to home you have your very own well stocked Co-Op store and the bus stop is just a stroll from the front door. The Colonnade are purpose built apartments sitting at the edge of the development and enjoying a front outlook over the bordering trees.

The Apartment

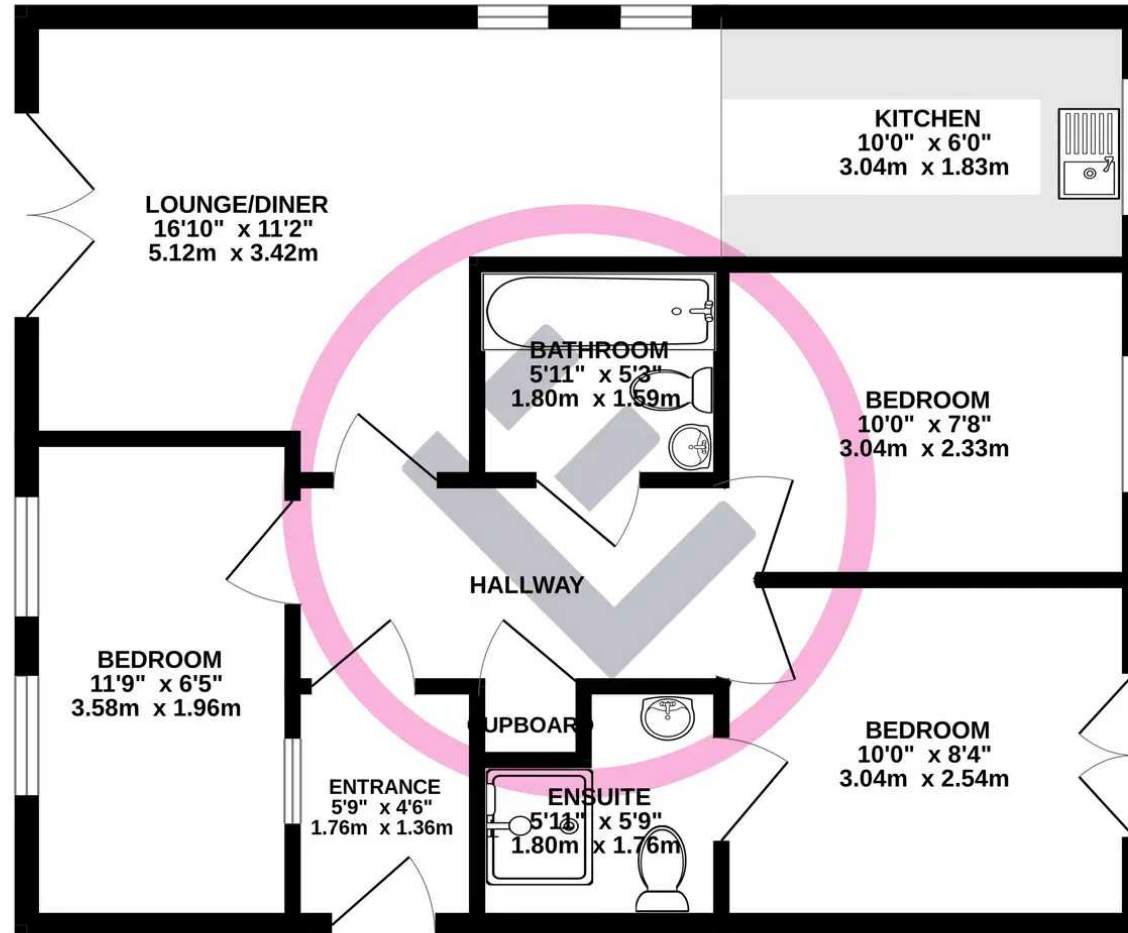
A spacious three bedroom apartment updated with stylish fittings and a quality finish. The apartment offers more floor space than most houses and enjoys wonderful views throughout the seasons with windows on all three sides and a Juliet Style Balcony to the open plan living. The vendors have installed Berry Alloc Chateau flooring with a light oak herring bone finish. The front door opens to a vestibule perfect for taking off shoes and hanging up coats. The central hallway has matching doors opening to all rooms and a drop down ladder accesses the boarded loft offering plenty of storage. The light, bright lounge is open-plan and has a Juliette balcony to enjoy views over the woodland and the cherry trees opposite. There is a generous dining area, perfect for entertaining family and friends. Windows to the side make the dining area light.



The Kitchen

The kitchen is open plan and situated to the rear of the development overlooking the lawn. There are integrated appliances including a Smeg five ring gas hob and Smeg extractor hood above. There is an

GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.6 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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