





### 315, Court View House Aalborg Place, Lancaster, LA1 1AT

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £120,000

Centrally located within the historic city of Lancaster and appealing to first time buyers and rental investors, is this impressive two bedroom third floor apartment in Court View House. Deceptively spacious, the immaculately presented property boasts good quality contemporary finishes throughout, along with double bedrooms and allocated parking. The internal layout also offers a great amount of storage and briefly comprises of an entrance hall, two good sized double bedrooms, a three piece bathroom suite and a large, open plan kitchen / living / dining area. A desirable location, the sizeable flat forms part of the renowned Aalborg Place development and lies in a great position to access the variety of amenities, that the bustling city of Lancaster has to offer. A multitude of high street shops, ample restaurants, bars and supermarkets are all within easy reach, as well as highly regarded schools, the University of Cumbria, the Royal Infirmary and a handy West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city, including routes to the University of Lancaster and, further afield, the M6 motorway lies under two miles away. Further visitors parking is also available on site.



## Ground Floor

### Entrance Hall

**3'6" x 15'3" (1.08 x 4.67)**

Access to storage cupboard housing plumbing for washing machine and storage tank. Ceiling light, electric radiator.

### Bedroom One

**10'7" x 12'0" (3.25 x 3.66)**

Double bedroom. Double glazed window to front aspect, electric radiator and ceiling light.

### Bedroom Two

**9'1" x 12'4" (2.79 x 3.77)**

L shaped bedroom with a double glazed window to front aspect, electric radiator and ceiling light.

### Bathroom

**9'1" x 6'2" (2.77 x 1.9)**

Three piece suite. Panel bath with shower over, low flush wc and pedestal wash hand basin. Radiator and ceiling light.

### Kitchen / Living / Dining Area

**24'2" x 11'8" (max measurement) (7.37 x 3.57 (max measurement))**

Open plan with a modern fitted kitchen with a range of base and wall mounted units, four ring electric hob with fan oven beneath, integral fridge, sink and drainer unit. Large built in storage unit, double glazed windows to the rear aspect, electric radiators and ceiling lights.

### Parking & Communal Area

Allocated parking space plus visitors parking. Access to the third floor via two lifts that this block has to offer or stairs. Communal hallways on the third floor overlook the integral garden area below.

### Additional Notes

Reference cladding. The property was inspected on 27/6/22 and the EWS1 certificate was issued. It is rated B1 and no remedial action is required.

### Council Tax

Band B

### Auctioneers Comments

#### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to

make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	85
(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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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