

HOUSECLUB
ESTATE AGENCY

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

Price £125,000

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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, 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

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

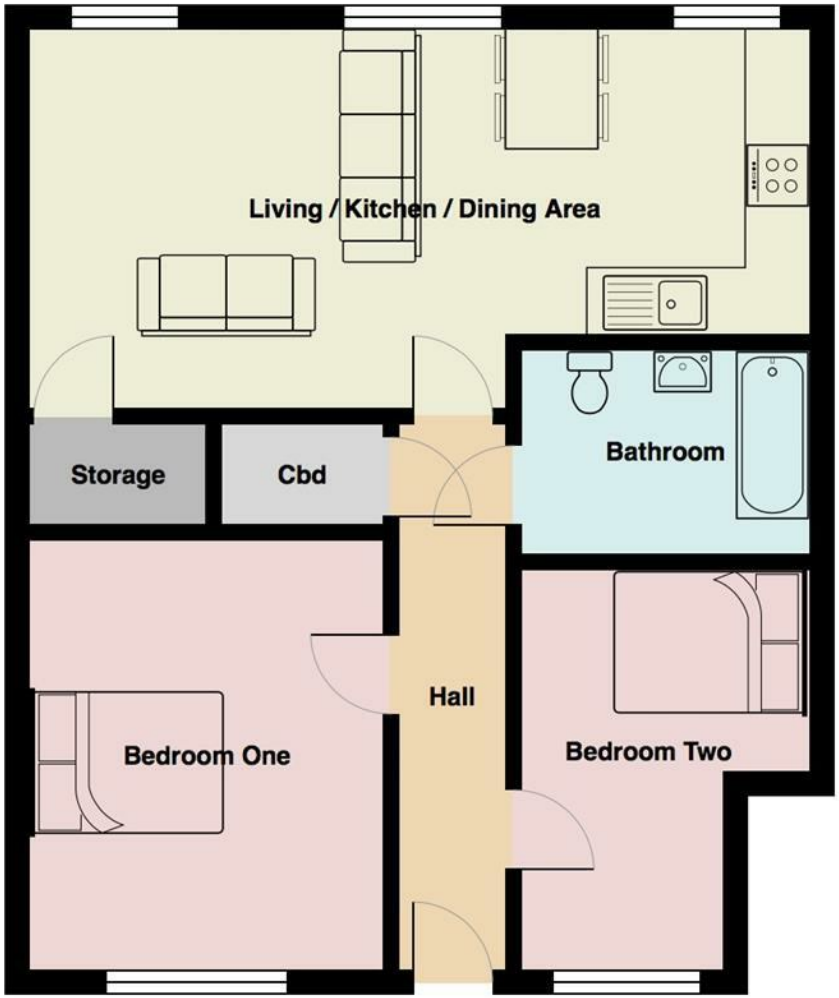


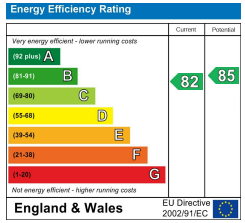












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