



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

Centrally located within the historic city of Lancaster and appealing to first time buyers and rental investors, is this impressive two bedroom second 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.

\*Furniture is available by separate negotiation.



## **Accommodation**

### **Hall**

Welcoming entrance hall with access to a handy storage cupboard housing plumbing for washing machine and water storage tank. Also with a ceiling light, electric radiator.

### **Bedroom One**

Large double bedroom with a window to front aspect, electric heater and ceiling light.

### **Bedroom Two**

Second good sized double bedroom with a window to front aspect, electric heater and ceiling light.

### **Bathroom**

Spacious three piece bathroom suite comprising of a panel bath with shower over, a low flush WC and a pedestal wash hand basin. Also with a towel radiator and ceiling light.

### **Lounge Kitchen**

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 & freezer, sink and drainer unit. Large built in storage unit, double glazed windows to the rear aspect, electric radiators and ceiling lights.

### **Parking**

One allocated parking space outside.

### **Leasehold Info**

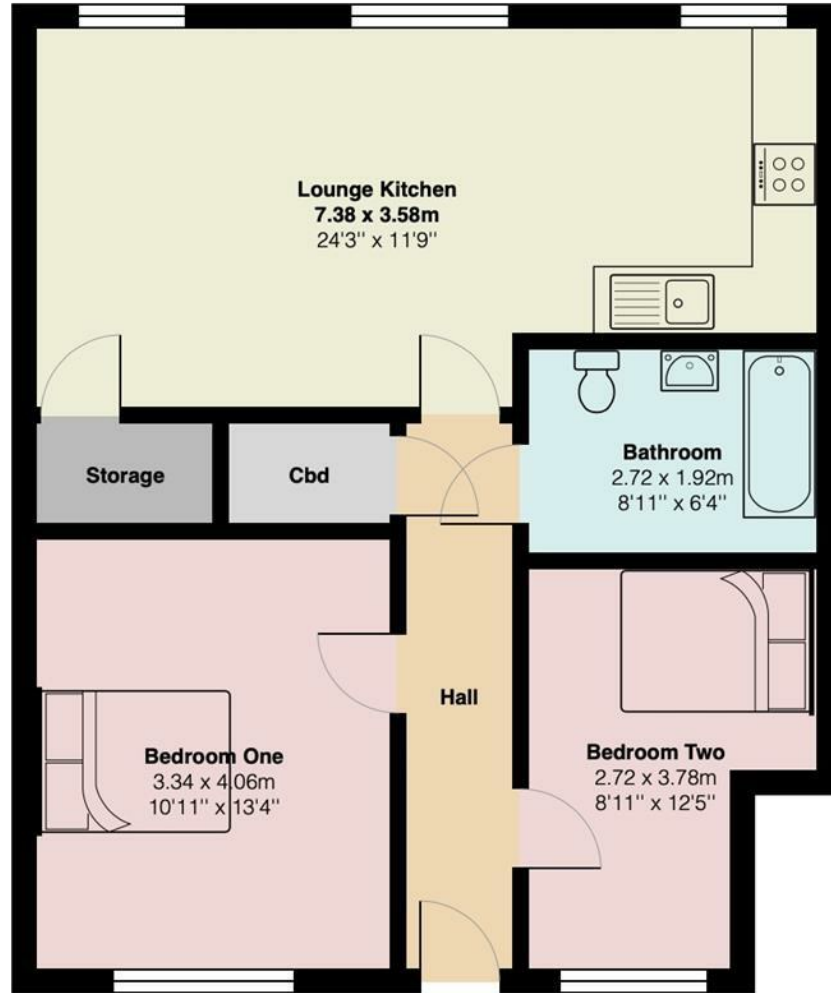
The service charge is £139.78 a month and the ground rent is £590 per year. The estate is managed by Trinity Estates and there is a residents committee that covers both buildings.

### **Council Tax**

Band B







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<p>Most energy efficient - lower running costs</p> <p>92-100 <b>A</b></p> <p>81-91 <b>B</b></p> <p>69-80 <b>C</b></p> <p>55-68 <b>D</b></p> <p>39-54 <b>E</b></p> <p>21-38 <b>F</b></p> <p>1-20 <b>G</b></p> <p>Not energy efficient - higher running costs</p>	80	85	<p>Most environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>81-91 <b>A</b></p> <p>69-80 <b>B</b></p> <p>55-68 <b>C</b></p> <p>39-54 <b>D</b></p> <p>21-38 <b>E</b></p> <p>1-20 <b>F</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>
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