



## 304 Mill View House Aalborg Place, Lancaster, LA1 1AU

A rare opportunity to acquire a Lancaster Canal facing, contemporary apartment within walking distance of Lancaster. Situated in Mill View House on Aalborg Place, a short walk from Dalton Square in the city this intelligently designed third floor apartment is sure to appeal a wide range of potential new owners. A previously successful rental but now available with full vacant possession and no upward chain we anticipate a strong level of early interest. The living accommodation comprises a welcoming entrance hallway which offers access to double bedrooms either side - the master of which benefits from an ensuite. Beyond that is a stylish family bathroom and a stunning, light, airy yet cosy open plan kitchen/lounge area with patio doors opening on to a full width balcony. The balcony affords the most beautiful view of Lancaster Canal as well as over Lancaster towards Williamson Park and the Ashton Memorial. A desirable location, the sizeable flat lies in a great position to access the array of amenities, that the bustling city of Lancaster has to offer. A wealth of high street shops, ample restaurants, bars and supermarkets as well as a cinema are all within easy reach as well as highly regarded schools, the University of Cumbria, the Royal Lancaster Infirmary and the 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.



### **Entrance Hallway**

With a ceiling light point and a walk in cupboard housing the hot water cylinder, electricity consumer unit, power and light with space for a tumble dryer.

### **Bedroom One**

**10'8" x 9'11" (3.27 x 3.03)**

With a uPVC double glazed window to the front, ceiling spotlights, a telephone point, an electric panel radiator, fitted wardrobes and electricity points.

### **Ensuite Shower Room**

**6'6" x 6'1" (2.00 x 1.87 )**

A three piece suite in white comprising a walk in shower, a pedestal wash hand basin and a low flush WC. Additional features include ceiling spotlights with extractor, a shaver point, a wall mounted mirrored vanity cupboard, under floor heating and a chrome heated towel rail.

### **Bedroom Two**

**9'1" x 10'4" (2.78 x 3.17 )**

With a UPVC double-glazed window to the front, an electric panel radiator, ceiling spotlights, fitted wardrobes and electricity points.

### **Family Bathroom**

**8'0" x 5'5" (2.45 x 1.67)**

A stylish three piece suite in white comprising a pedestal wash hand basin, a panel bath with an overhead shower and a low flush WC. This is complemented by a chrome heated towel rail, ceiling spotlights with extractor, under floor heating, a mirrored cabinet and a separate wall mounted mirror.

### **Lounge / Kitchen**

**24'0" x 13'0" (7.34 x 3.98 )**

#### **Kitchen**

A contemporary fitted kitchen with wall and base units with laminate worktop surface, a single sink and drainer, an electric oven and hob with an overhead extractor and integrated appliances including a fridge, freezer and dishwasher. This is complemented by ceiling spotlights and downlighting, a panel radiator and electricity points.

#### **Lounge**

A calm, relaxing space with floor to ceiling opening patio doors to the balcony which overlooks Lancaster Canal and has views across Lancaster to the Ashton Memorial.

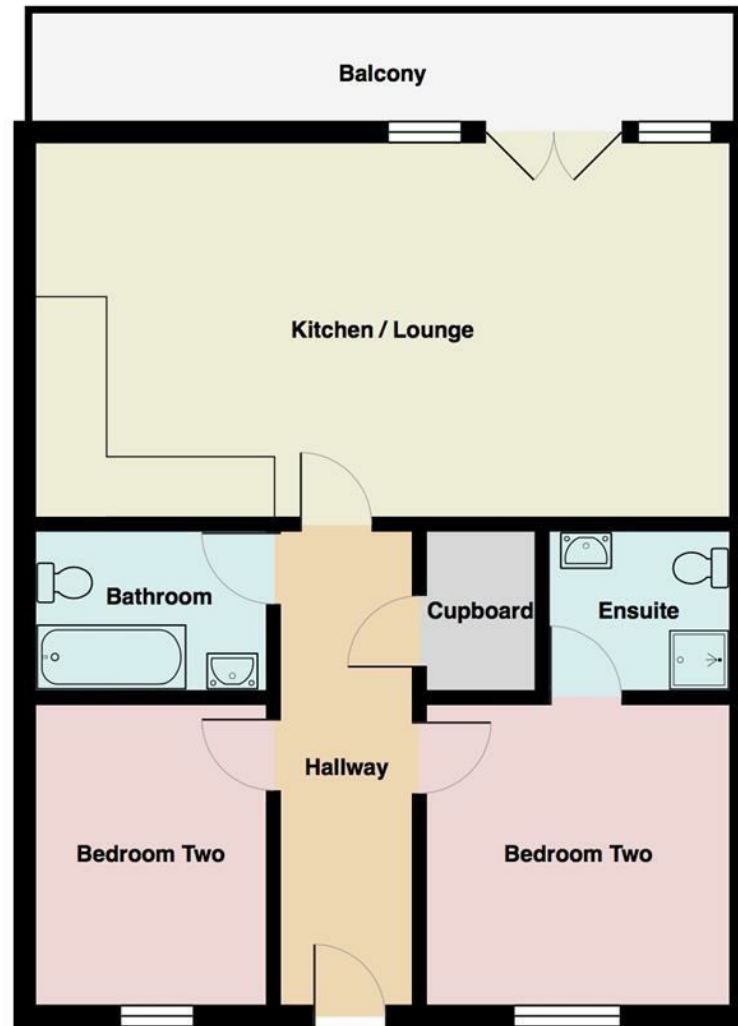
Additional features include wall side lighting and ceiling spotlights, a TV point, a telephone point, the intercom system and electricity points.

### **Externally**

Externally, the property has an allocated parking space (numbered 22 in the car park) and has the aforementioned balcony which afford views over the canal.







Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
105-120	A	83	85	105-120	A		
81-104	B			101-119	B		
69-80	C			93-100	C		
55-68	D			82-92	D		
39-54	E			69-81	E		
21-38	F			55-68	F		
1-20	G			1-54	G		
<small>Most energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>EU Directive 2002/91/EC</small>		<small>Most environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>		<small>EU Directive 2002/91/EC</small>	

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