





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

A stunning, contemporary two bedroom apartment looking out onto the picturesque Lancaster canal.

You'll forget you're just a stone's throw from the lively city centre as you relax in the open plan living space, with large double glazed windows letting in the natural light and idyllic views. The hub of the home, this multi-functional living area combines space for cooking, eating and socialising. A combination of spotlights and pendant ceiling lights make the space feel light, bright and spacious, whether day or night.

Two well-proportioned double bedrooms create comfortable sleeping spaces with all the amenities you'd expect for modern, city living. The main bedroom has its own ensuite, with a sink, WC, heated towel rail and shower. The second bedroom, currently utilised as a home office, has large wardrobes with sliding doors and ample room for a double bed, making it a versatile space for you to tailor to your lifestyle.

There is valuable storage space in the form of a store room off the main hallway, with room for appliances, household gadgets and outdoor clothing. The apartment comes with dedicated parking and use of the secure bike store, ideal for commuters.

The decor is crisp, clean and modern, just waiting for you to put your personal touches on it to make it into your new, stylish city centre home.



### **Living / Dining/ Kitchen** **23'9" x 18'8" (7.24 x 5.69)**

An open plan living, cooking and dining area, connected by modern LVT flooring, with large double glazed windows looking out onto the historic Lancaster canal.

The modern kitchen features sleek grey units on three sides, with an overhang creating a breakfast bar with space beneath for stools. In built modern appliances include an induction hob and integrated oven, sink with draining board, dishwasher, fridge and freezer. Four spotlights make it a bright, contemporary food preparation area.

Beyond the kitchen, there is ample space for a large dining table, with an overhead pendant light and front-facing double glazed window illuminating the space. The addition of an electric radiator on the wall makes this a great space for entertaining friends and family year round.

The living area consists of space for multiple sofas and seating options. An electric radiator, two wall-mounted side lights and a ceiling pendant light create a welcoming entertaining area. The large double glazed windows flood the space with natural light during the day and provide the perfect backdrop for socialising or relaxing, with views onto the canal.

### **Bathroom** **7'11" x 5'8" (2.43 x 1.74)**

A bright, modern bathroom with a white suite including a low flush WC, sink unit, and combined shower and bath. There is a tiled shower enclosure and backsplash above the sink, with a heated towel rail mounted on the wall, creating a practical and stylish main bathroom.

### **Bedroom 1** **12'0" x 11'11" (3.67 x 3.64)**

A spacious double bedroom, with carpeted floors and electric radiator creating a modern, cosy sleeping space. There is ample room for storage solutions, with a high level double glazed window providing light and privacy. The bedroom features its own ensuite.

### **Ensuite** **6'0" x 5'10" (1.85 x 1.79)**

Ensuite is attached to the main bedroom through an internal wooden door. Featuring a low flush WC, white sink, heated towel rail and corner shower unit. Sleek vinyl flooring coupled

with contemporary tiling in the shower enclosure and backsplash creates a clean, modern aesthetic.

### **Bedroom 2** **10'4" x 9'2" (3.15 x 2.8)**

A well-proportioned double bedroom, featuring a high level double glazed window to the front and an electric radiator unit mounted on the wall. Large wardrobes with sliding doors fill one wall of the room, providing a stylish storage solution, with a mirrored door that makes for a light and spacious bedroom or home office.

### **Storage Cupboard** **5'7" x 3'2" (1.71 x 0.97)**

A storage cupboard off the main hallway makes a valuable space for storing household appliances and outdoor clothing. With a point for a washing machine, and access to the boiler and fuse box, the space is multi-functional and helps to maintain the sleek, modern appearance of the apartment. The electric heating controls, which can be set from a central timer, are also housed in this cupboard.

### **Parking**

The apartment comes with a dedicated parking spot in the private car park, and use of the bike storage area, perfect for commuters.

### **Location**

Located within touching distance of Lancaster Canal. a historic waterway built in 1826, you benefit from idyllic views whilst still having the amenities of a busy city on your doorstep. It is within walking distance of the city centre, Lancaster train station and the hospital and within the catchment area of local secondary schools, providing the perfect base for a family, young professionals and commuters.











Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	75
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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