



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

506 Court View House, Aalborg Place, Lancaster

# The property at a glance



- Well Presented, Top Floor Apartment
- Good Size Double Bedroom
- Modern Open Plan Kitchen Living Space
- Contemporary Three Piece Bathroom Suite
- Lift Access to all Floors of Complex
- Secure, Allocated Parking Space
- 125 Year Leasehold with 108 Years Remaining £300.00 Per Year
- Service Charge £165.38 Per Moth
- Council Tax Band A
- EPC Rating C

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**£122,500**

# Get to know the property

Well presented one bedroom, top floor apartment situated in a prime city centre location next to Lancaster Canal. A great first home or 'lock up and leave' base for a holiday home, benefiting from an allocated parking space.

Court View House benefits from lift access to all floors and a secure underbuilt car park with allocated parking for residents.

Upon entrance to the property, the hallway benefits from a telecom entry system, a built in storage/utility cupboard with space for washer dryer.

Continue through into the fantastic open plan kitchen living space, which is filled with natural light from the floor to ceiling length windows. The stylish modern fitted kitchen incorporates a range of wall and base units in a gloss black with contrasting grey granite effect worktops and integrated appliances including under counter fridge, freezer, oven, hob and extractor hood.

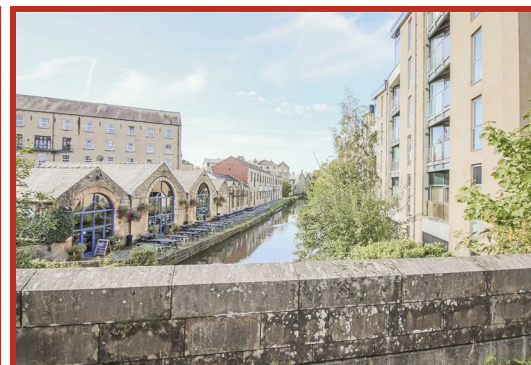
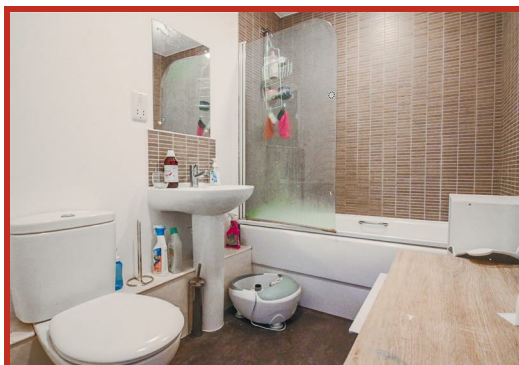
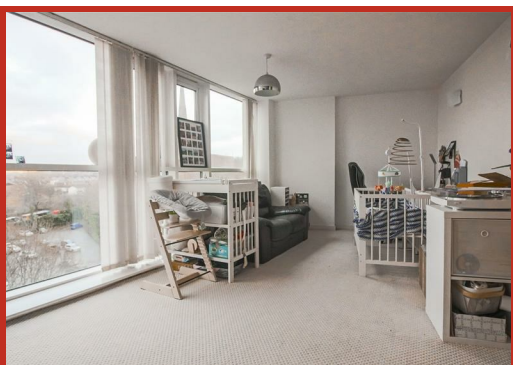
The bedroom is a good size double room and the contemporary bathroom offers a three piece suite comprising panelled bath with shower attachment, low flush WC and pedestal wash hand basin. Further advantages to the property include double glazing and electric heating throughout.

Externally, the property benefits from an allocated parking space within the secure car park (with fob activated barrier).

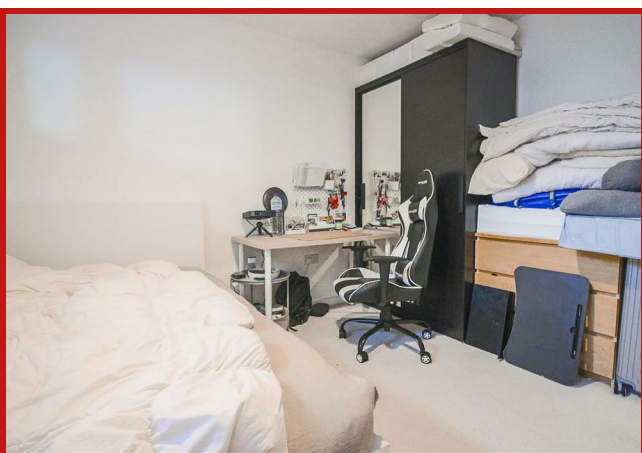
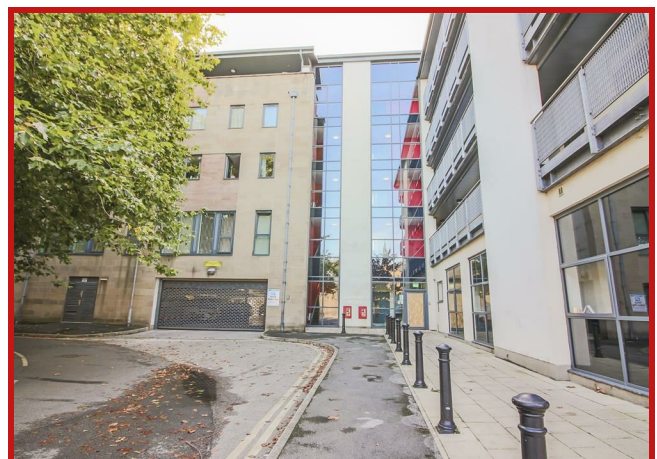
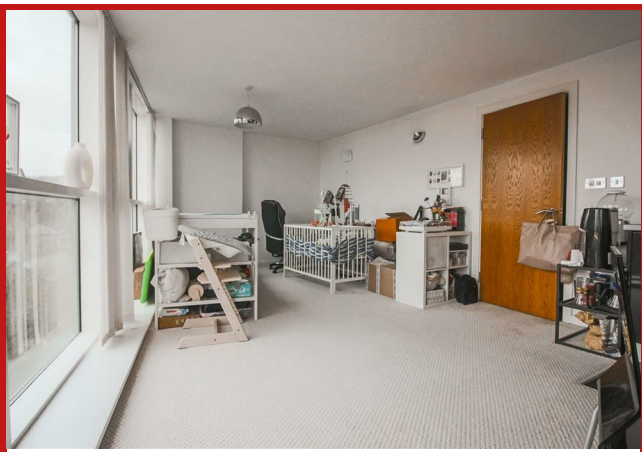
Located in the heart of Lancaster City Centre, close to a wide range of local amenities including shops, Post Office, library, restaurants and schools. Nearby transport links include Lancaster train station and regular bus services. Royal Lancaster Infirmary, Lancaster University & University of Cumbria are all within easy reach. Although located within the city centre, Court View House is in a tranquil position on the edge of the canal.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



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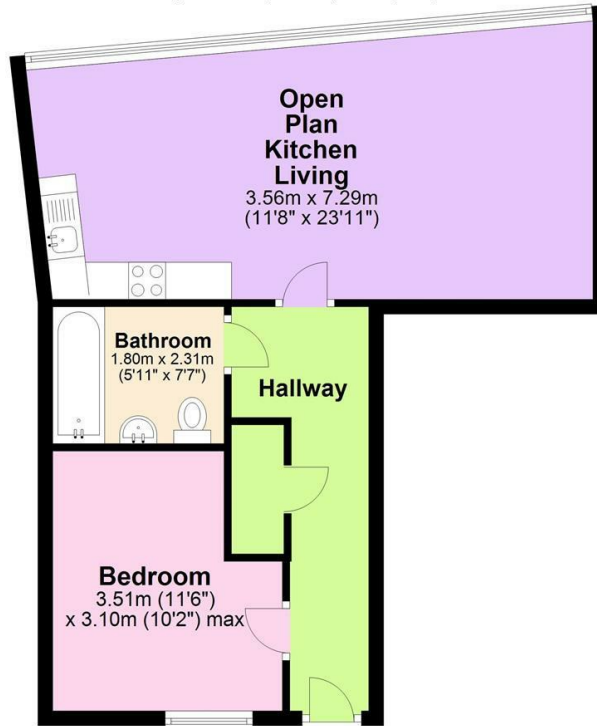


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# Take a nosey round

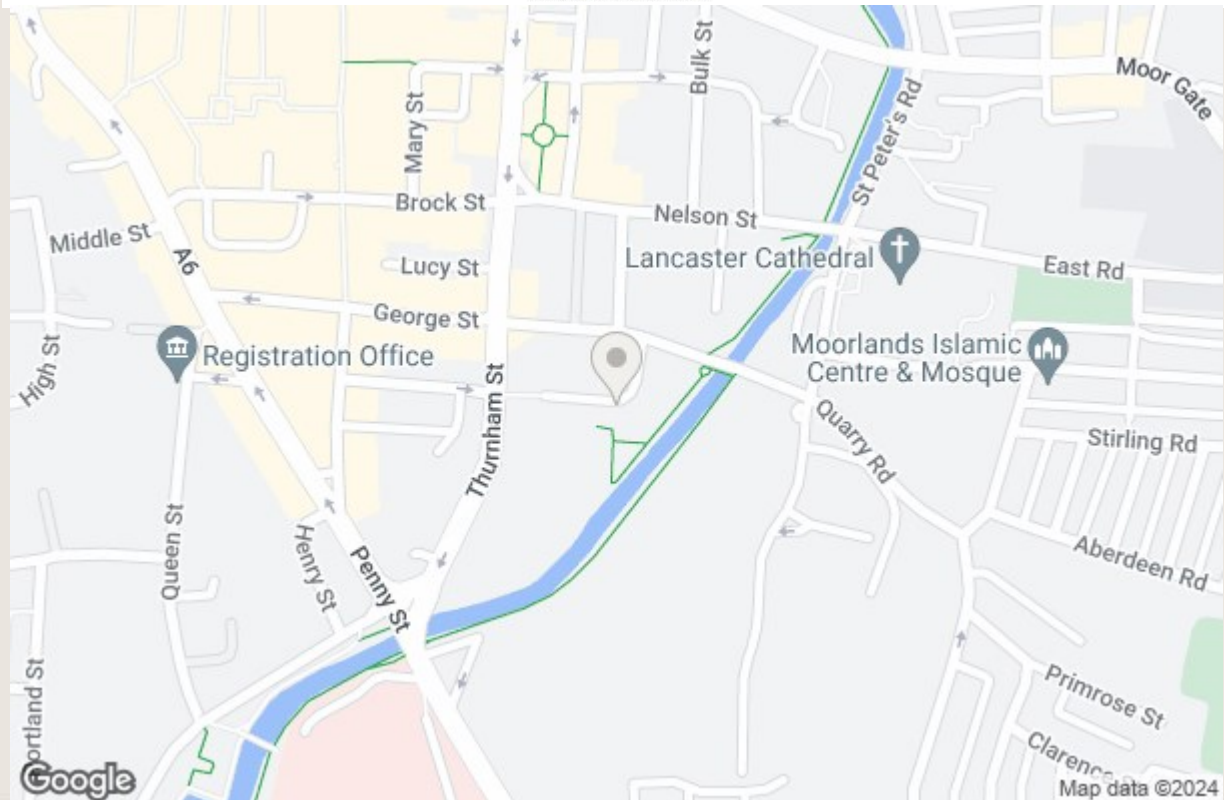
## Top Floor Apartment

Approx. 49.1 sq. metres (528.4 sq. feet)



Total area: approx. 49.1 sq. metres (528.4 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
Plan produced using PlanUp.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England &amp; Wales</b>	75	82
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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