

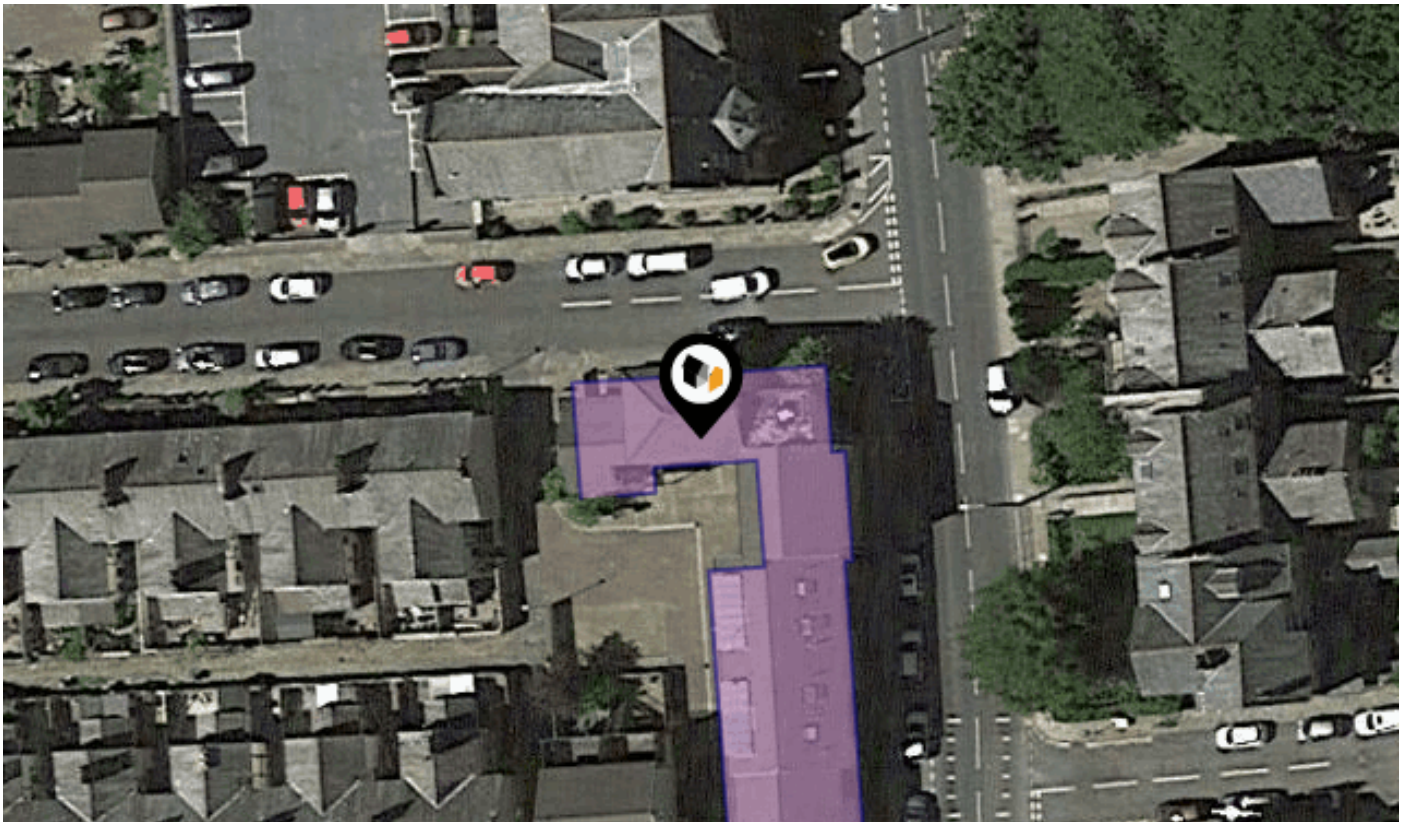


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 28th July 2023



CHILTERN COURT, LANCASTER, LA1

Asking Price : £140,000

JDG Estate Agents

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Introduction

Our Comments



Where is Chiltern Court?

Located in Scotforth, a popular residential area only a few minutes South of the City Centre. Comprising of a wide range of properties from 1 bed apartments through to large Victorian terraces it attracts a wide range of buyers. It is particular popular with families and professionals due to the excellent schools close by and it's proximity to both the hospital and universities.

There's also an excellent range of amenities on hand and regular buses travel along the A6 making it ideal for those who require public transport.

About the property

Welcome to Chiltern Court, a beautifully presented and spacious apartment nestled in a small development along the A6. Its immaculate presentation and thoughtful layout create a bright and inviting home that extends from the front to the rear. Step into the main living area, thoughtfully designed as an open plan space for both relaxation and dining. Sliding patio doors lead to a charming Juliette-style balcony, infusing the space with natural light. An open arch gracefully transitions into the fitted white kitchen, complete with a range of modern appliances and complemented by sleek laminate flooring.

The apartment comprises two well-proportioned bedrooms, with the master bedroom located to the rear for added privacy and benefitting from built-in wardrobes, providing ample storage space. The 2nd bedroom also enjoys the convenience of a fitted wardrobe. The bathroom boasts a three piece suite with shower over bath and is a great size with part tiled walls.

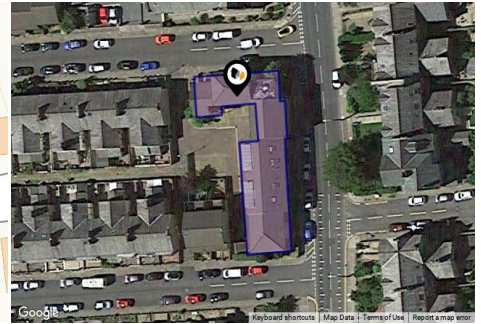
Chiltern Court has the benefit of a garage and private car parking space. The apartment also has a good size private storage room next to the garage. There is also further parking available on street for visiting guests. We feel this is a great advantage when compared against many city centre apartments where quite often visitors parking is not available easily!

Rest easy knowing that this apartment is uPVC double-glazed and benefits from gas central heating, ensuring comfort all year round. Chiltern Court offers a perfect blend of modern living and thoughtful design, creating a delightful place to call home.

Additional information

- A well proportioned apartment located in a desirable south Lancaster location.
- uPVC double glazed throughout and gas central heated (the combination boiler is located in the kitchen and is 8 years old)
- It has been successfully rented for a number of years and kept in good condition
- The property comes with private parking and garage to the rear
- It is a leasehold property - Lease length is 999 years from 01/01/2000, the ground rent and service charge is a combined annual amount of £500.
- There is an up to date gas safety certificate and EICR report
- This property is available now

Property Overview



Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£142
Bedrooms:	2	Asking Price:	£140,000
Floor Area:	559 ft ² / 52 m ²	Tenure:	Leasehold
Plot Area:	0.12 acres	Start Date:	14/12/2000
Year Built :	2000	End Date:	01/01/2999
Council Tax :	Band B	Lease Term:	999 years from 1 January 2000
Annual Estimate:	£1,628	Term Remaining:	976 years
Title Number:	LA885850		
UPRN:	10009271197		

Local Area

Local Authority:	Lancaster City
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	330 mb/s

Mobile Coverage: (based on calls indoors)

O ₂	EE	3	O

Satellite/Fibre TV Availability:

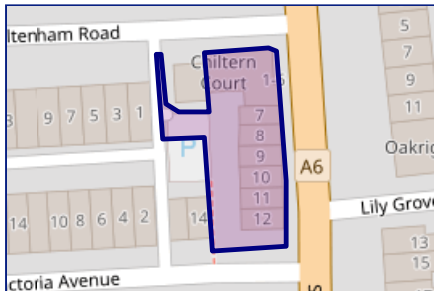
BT	sky	Virgin media

Property

Multiple Title Plans

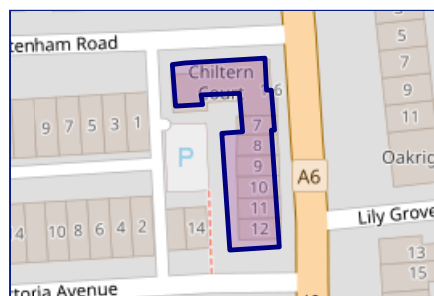


Freehold Title Plan



LA853103

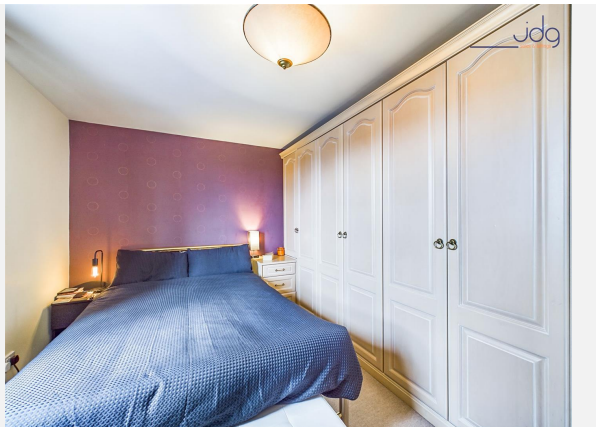
Leasehold Title Plan



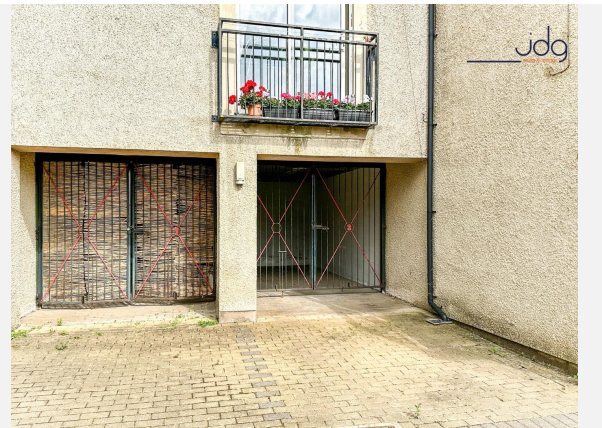
LA885850

Start Date: 14/12/2000
End Date: 01/01/2999
Lease Term: 999 years from 1 January 2000
Term Remaining: 976 years

Gallery Photos

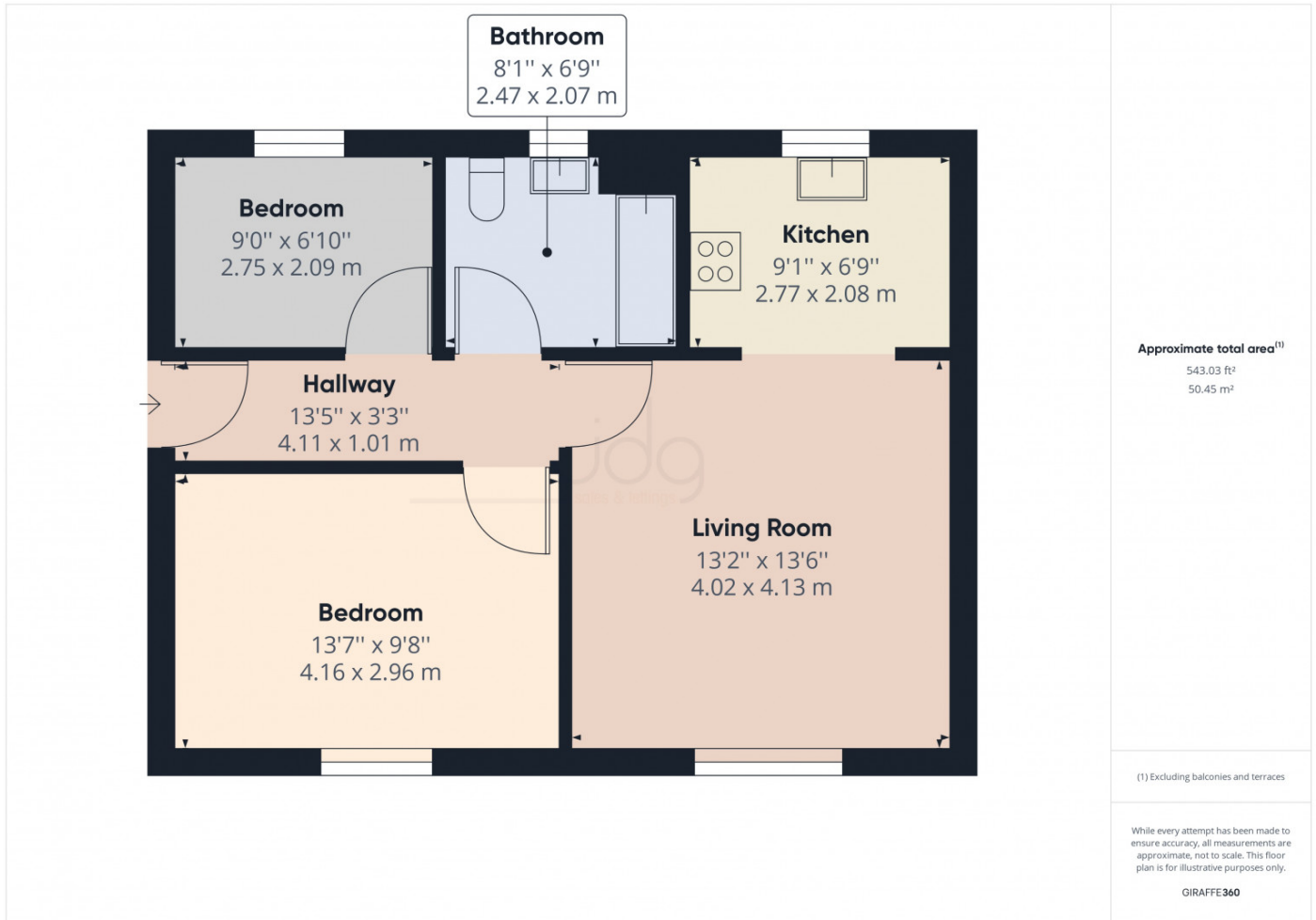


Gallery Photos





CHILTERN COURT, LANCASTER, LA1



Property EPC - Certificate



LANCASTER, LA1

Energy rating

C

Valid until 25.07.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

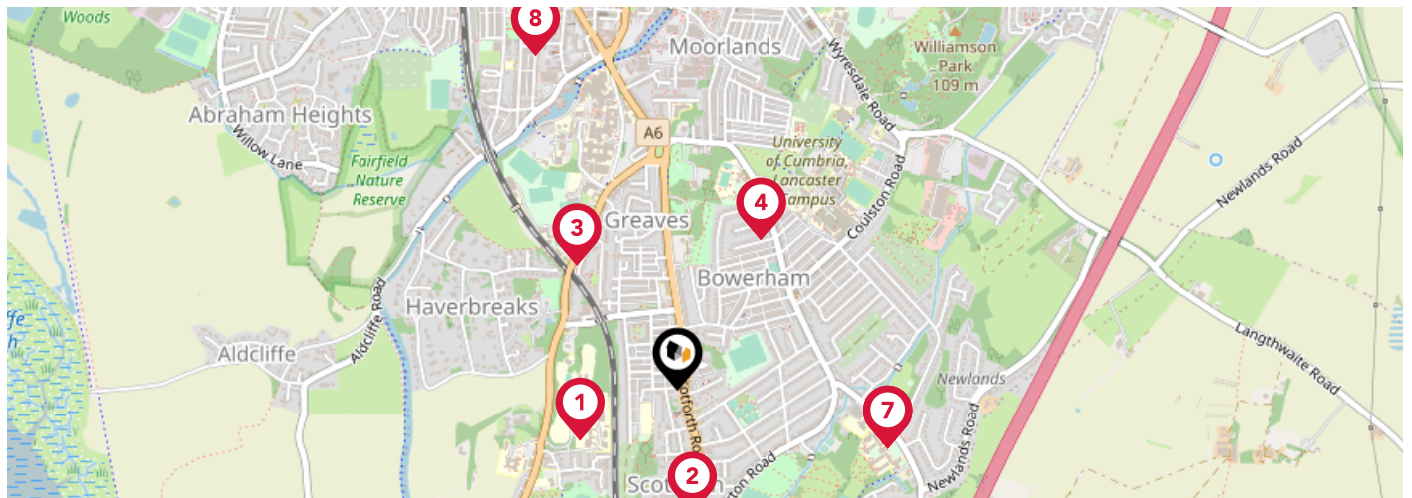
EPC - Additional Data



Additional EPC Data

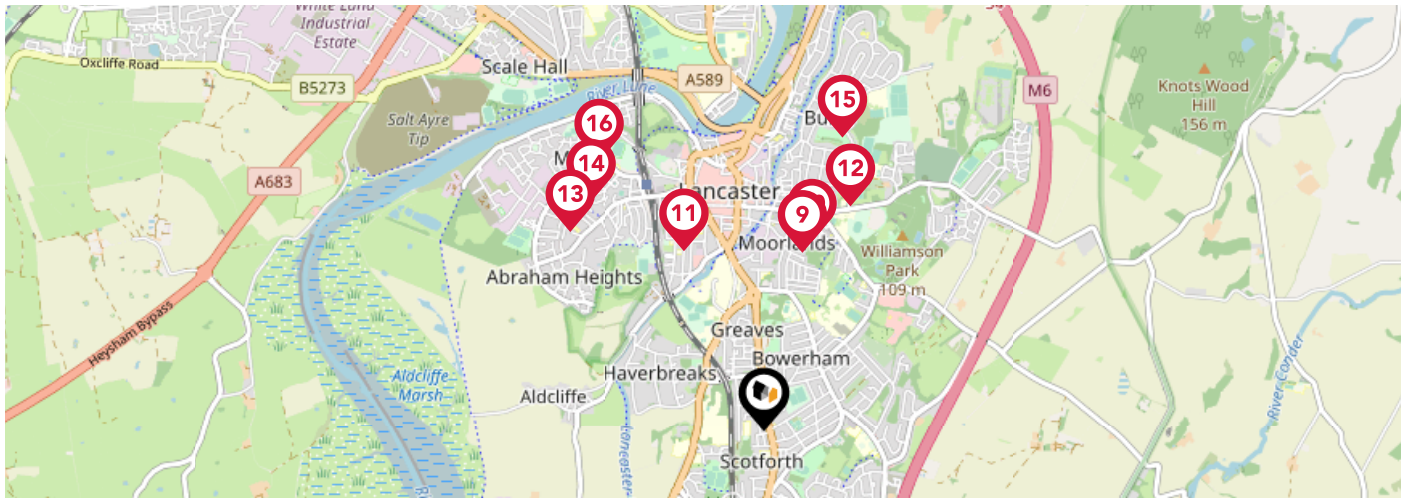
Property Type:	Mid-floor flat
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 67% of fixed outlets
Lighting Energy:	Good
Floors:	(another dwelling below)
Secondary Heating:	None
Total Floor Area:	53 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Jamea Al Kauthar</p> <p>Ofsted Rating: Good Pupils: 310 Distance:0.24</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Scotforth St Paul's Church of England Primary and Nursery School</p> <p>Ofsted Rating: Outstanding Pupils: 234 Distance:0.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Ripley St Thomas Church of England Academy</p> <p>Ofsted Rating: Outstanding Pupils: 1733 Distance:0.35</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Bowerham Primary & Nursery School</p> <p>Ofsted Rating: Good Pupils: 484 Distance:0.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Moorside Primary School</p> <p>Ofsted Rating: Good Pupils: 586 Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Bernadette's Catholic Primary School, Lancaster</p> <p>Ofsted Rating: Outstanding Pupils: 212 Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Stepping Stones School</p> <p>Ofsted Rating: Outstanding Pupils: 11 Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Lancaster Girls' Grammar School</p> <p>Ofsted Rating: Outstanding Pupils: 958 Distance:0.79</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

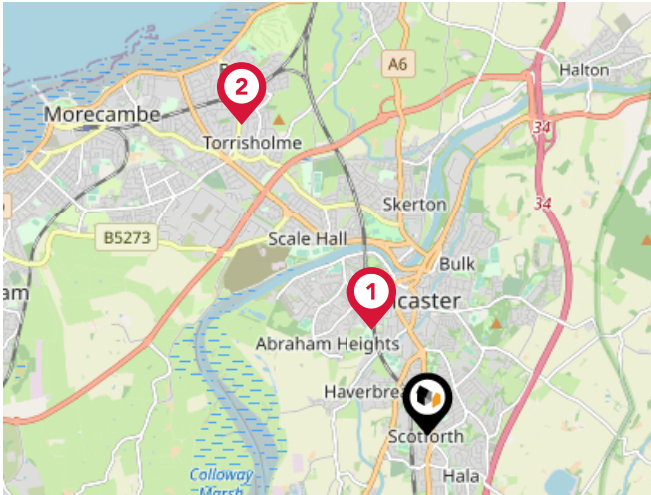
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 The Cathedral Catholic Primary School, Lancaster Ofsted Rating: Good Pupils: 203 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Lancaster Royal Grammar School Ofsted Rating: Good Pupils: 1149 Distance:0.85</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Lancaster Dallas Road Community Primary School Ofsted Rating: Good Pupils: 417 Distance:0.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Lancaster Christ Church Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:1.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Appletree Nursery School Ofsted Rating: Outstanding Pupils: 61 Distance:1.2</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Willow Lane Community Primary School Ofsted Rating: Good Pupils: 195 Distance:1.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Castle View Primary Ofsted Rating: Not Rated Pupils:0 Distance:1.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Lancaster Steiner School Ofsted Rating: Requires improvement Pupils: 30 Distance:1.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

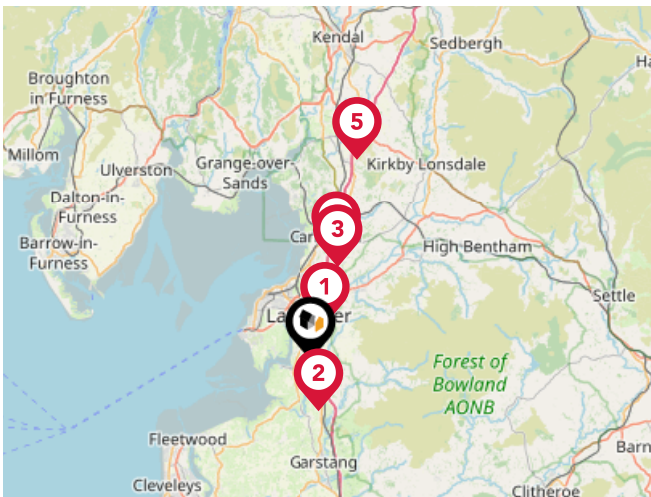
Area

Transport (National)



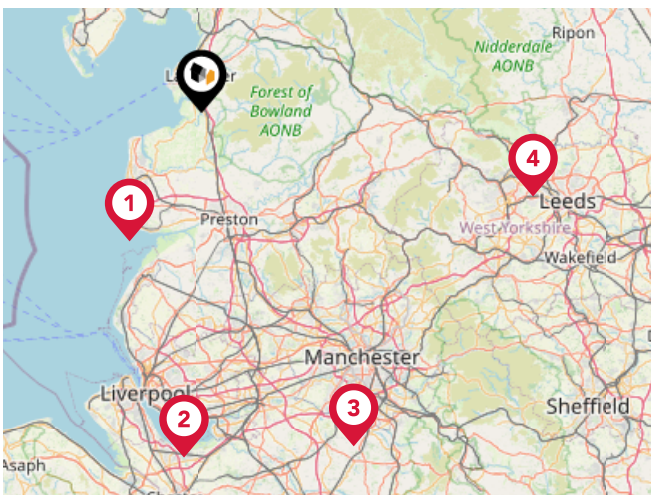
National Rail Stations

Pin	Name	Distance
1	Lancaster Rail Station	1.05 miles
2	Bare Lane Rail Station	3.16 miles



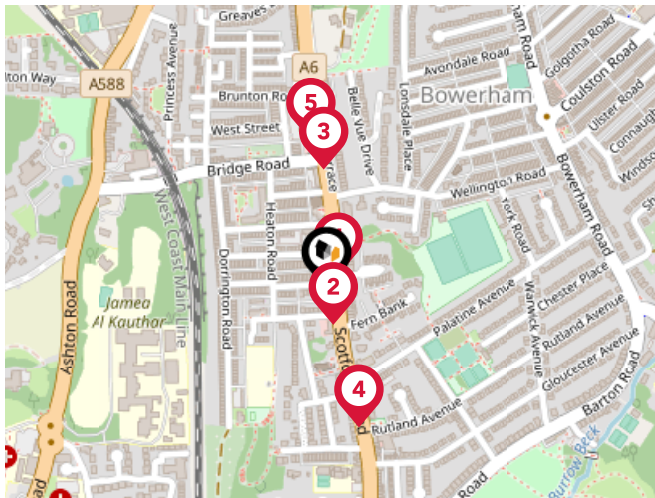
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J34	2.68 miles
2	M6 J33	3.59 miles
3	M6 J35	6.66 miles
4	A601(M) J35A	7.52 miles
5	M6 J36	14.26 miles



Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	20.43 miles
2	Liverpool John Lennon Airport	48.31 miles
3	Manchester Airport	51.31 miles
4	Leeds Bradford International Airport	47.63 miles



Bus Stops/Stations

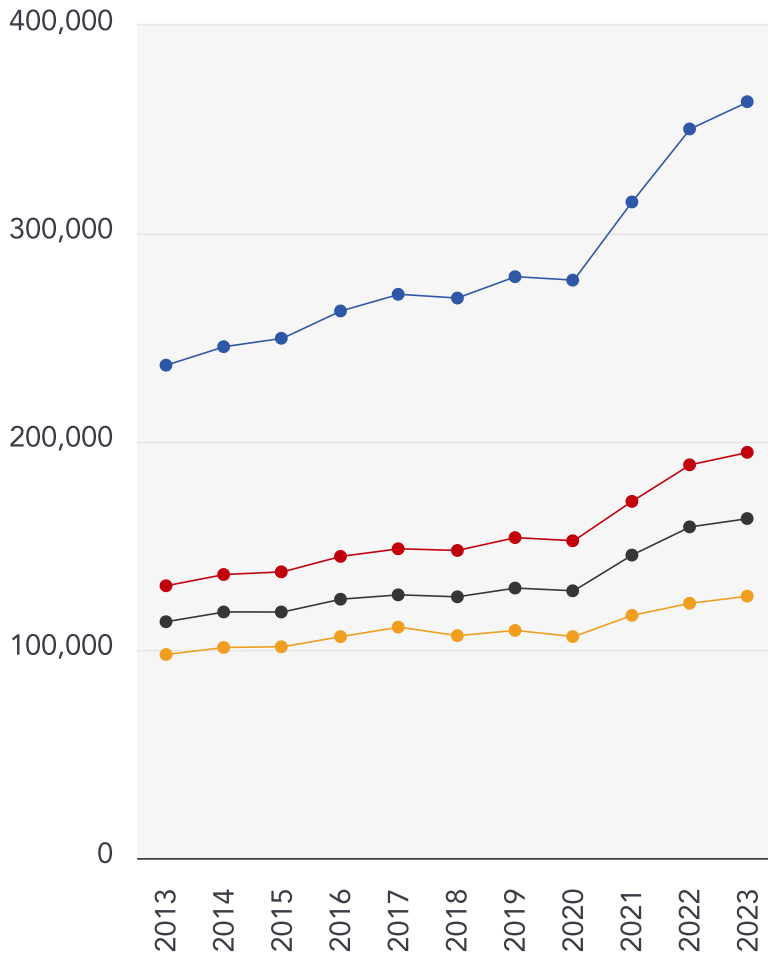
Pin	Name	Distance
1	Lily Grove	0.02 miles
2	Lily Grove	0.04 miles
3	Belle Vue Terrace	0.13 miles
4	Rutland Avenue	0.15 miles
5	Belle Vue Terrace	0.16 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LA1



Detached

+53.45%

Semi-Detached

+49.01%

Terraced

+43.65%

Flat

+28.65%

Testimonial 1



I used JDG to sell my home and their service was exceptional from start to finish. Their customer service really stood out for me, as did their advice on getting my home ready to market. We had a buyer within a few short weeks of going on the market with them after only two viewings in eight months with a previous agent. Once I accepted the offer, I had a single point of contact in charge of progressing my sale who was always on hand and very friendly.

Testimonial 2



Recently bought a house through JDG. Am so happy with my new home and how all the process went. All their staff are very well trained in giving excellent customer service and this shines through. Would recommend them to anyone.

Testimonial 3



After being let down by another agent, I can't thank JDG Estate Agents enough. What an absolutely brilliant team! Everyone from Eleanor who showed me the home, to Michelle and Boots who provided much needed encouragement, to Cassie and Louisa who kept me in the loop and finally David who left me the keys. A big thank you!



JDG Estate Agents

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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