

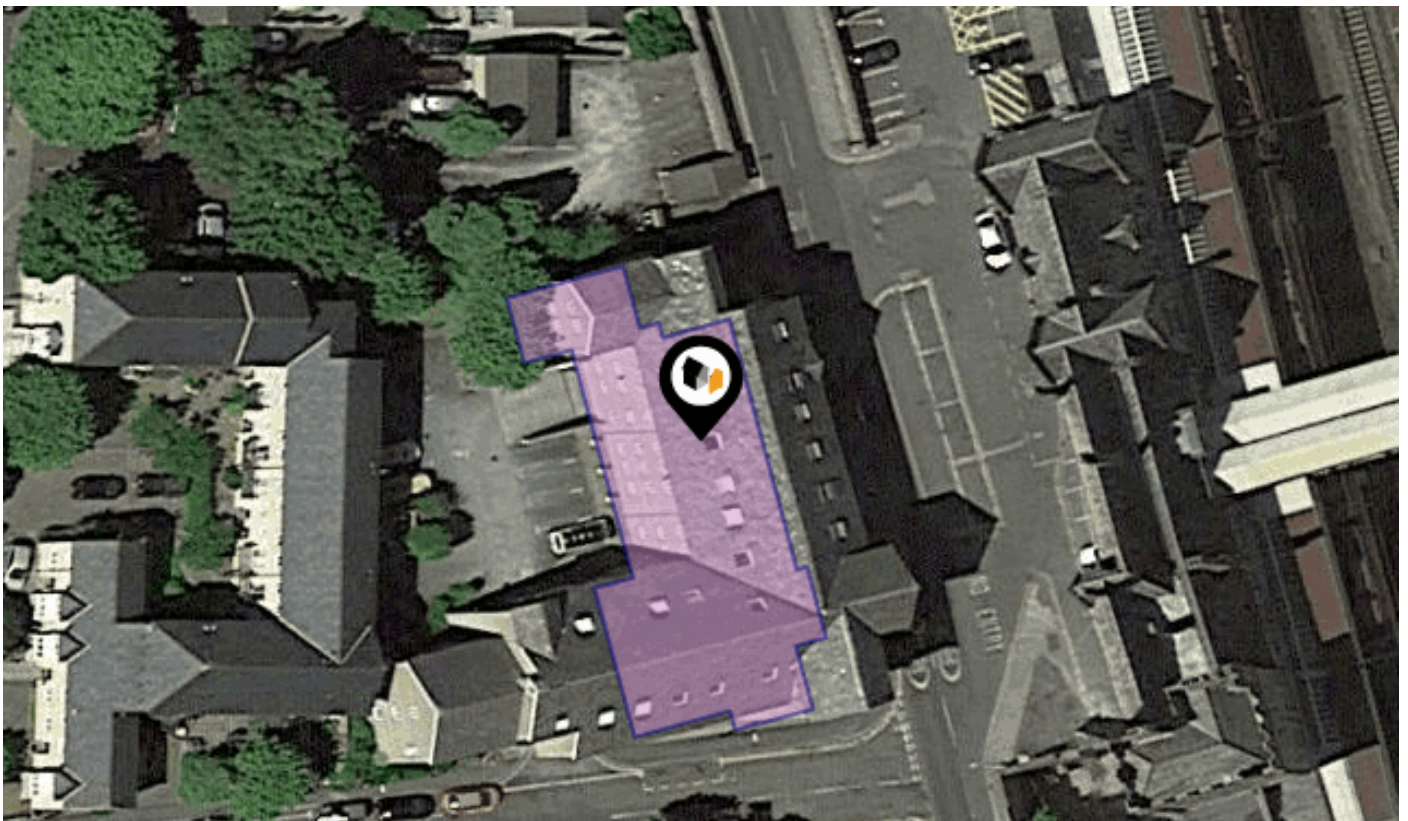


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 25th August 2023



BAY VIEW COURT, STATION ROAD, LANCASTER, LA1

Asking Price : £100,000

JDG Estate Agents

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Welcome to Bay View Court

Welcome to Bay View Court, a 1994 apartment complex offering unmatched convenience in Lancaster City Centre. Situated just opposite Lancaster train station, it's a haven for city lovers.

In mere minutes, you can dive into Lancaster's vibrant life. Explore the array of charming pubs and bars, indulging in delicious food and drinks. History buffs can take a short 2-minute stroll to the iconic Lancaster Castle, steeped in the city's heritage. Fitness enthusiasts can enjoy the nearby canal's running paths.

Bay View Court embodies city living, blending culture, history, and modernity right at your doorstep.

Property overview

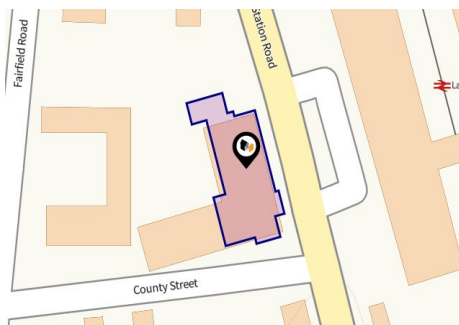
This pristine 1-bedroom apartment, situated on the first floor, boasts impeccable interiors. Adorned in stylish, neutral hues, the entrance hallway not only grants passage to all areas but also features a convenient storage cupboard housing the water tank.

The living and kitchen areas seamlessly blend into an open-plan layout, while the 3-piece bathroom is impeccably maintained. The bedroom offers ample comfort with a spacious double bed.

This charming abode is a testament to meticulous upkeep and tasteful design, offering a cozy and inviting living space.

Additional information

- Wonderfully presented 1st floor apartment in fantastic condition
- Modern electric heaters throughout and double glazed windows
- Leasehold property, 999 years from 01/04/1996
- The service charge is £750.00 pa
- On street permit parking available in the local area
- Available now - CHAIN FREE



Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	365 ft ² / 34 m ²
Plot Area:	0.12 acres
Year Built :	1997
Council Tax :	Band A
Annual Estimate:	£1,395
Title Number:	LA801928
UPRN:	100012396535

Last Sold £/ft ² :	£204
Asking Price:	£100,000
Tenure:	Leasehold
Start Date:	19/06/1997
End Date:	01/04/2995
Lease Term:	999 years from 1 April 1996
Term Remaining:	972 years

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	313 mb/s

Mobile Coverage: (based on calls indoors)



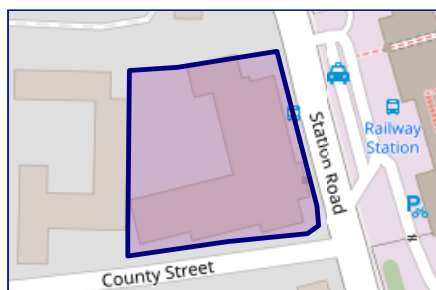
Satellite/Fibre TV Availability:



Property

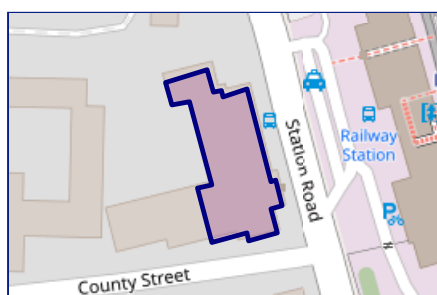
Multiple Title Plans

Freehold Title Plan



LA604293

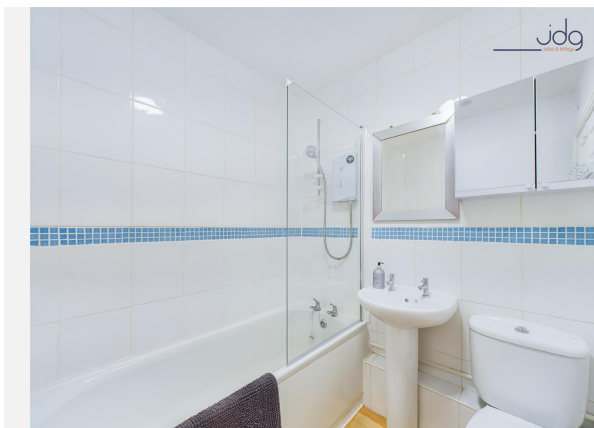
Leasehold Title Plan



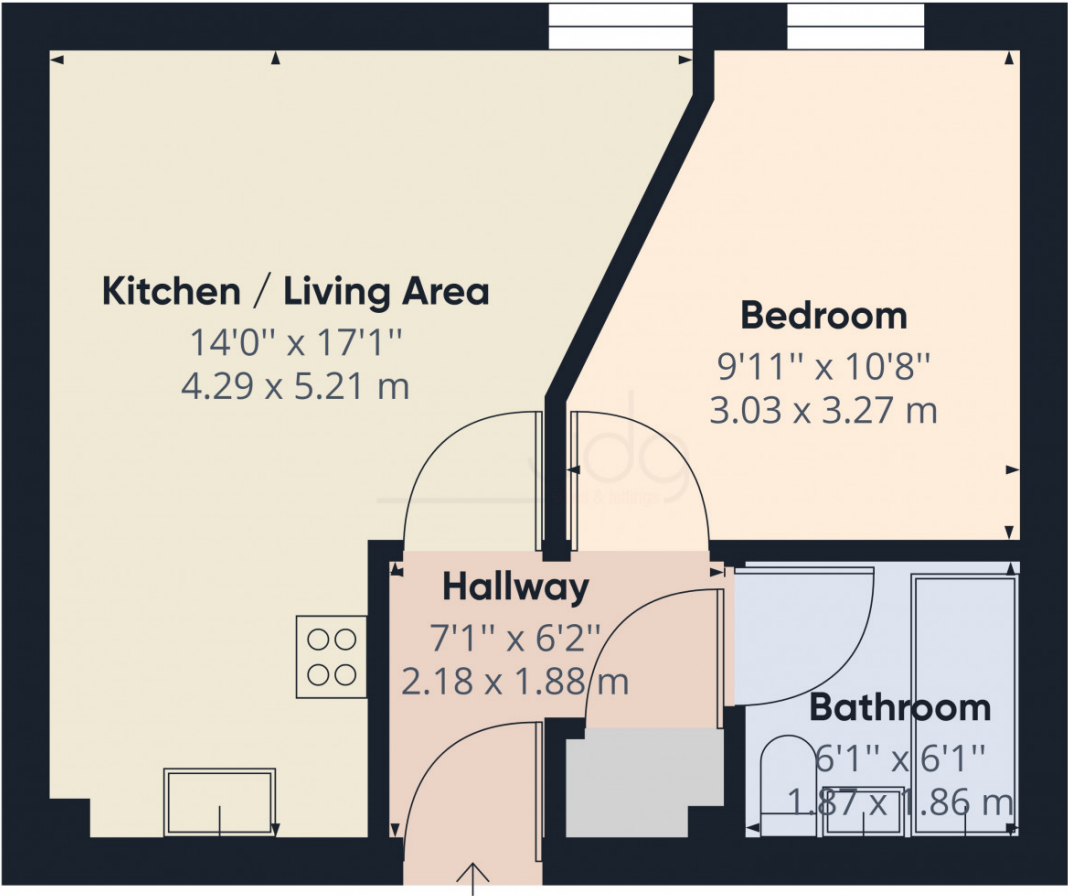
LA801928

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Gallery Photos



BAY VIEW COURT, STATION ROAD, LANCASTER, LA1



Approximate total area⁽¹⁾
350.77 ft²
32.59 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Property

EPC - Certificate



Bay View Court, Station Road, LA1

Energy rating

C

Valid until 10.06.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

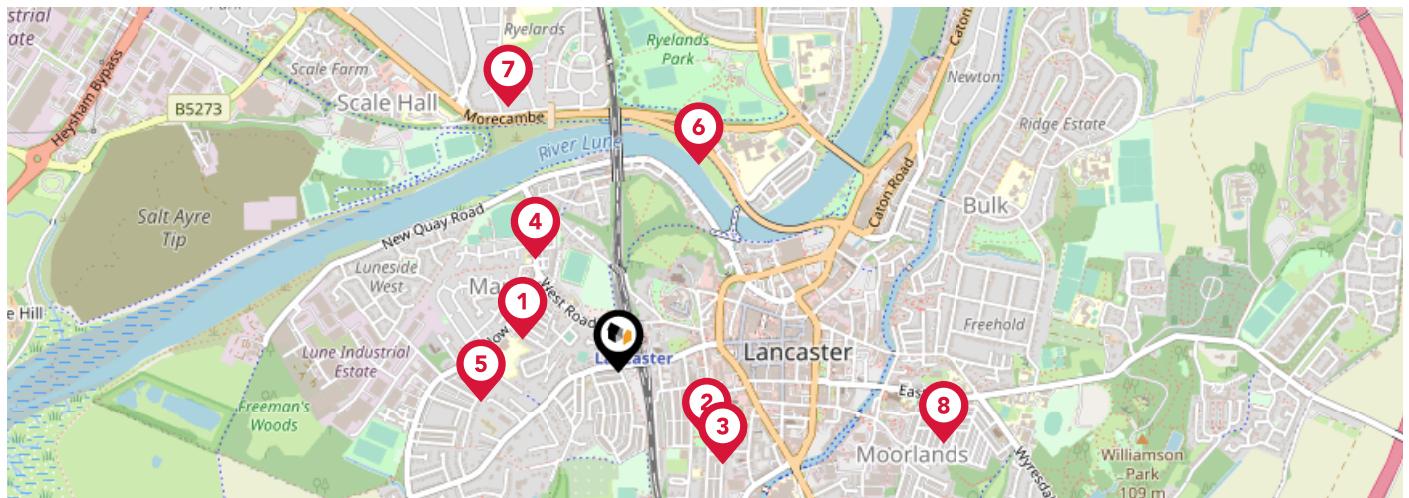
EPC - Additional Data



Additional EPC Data

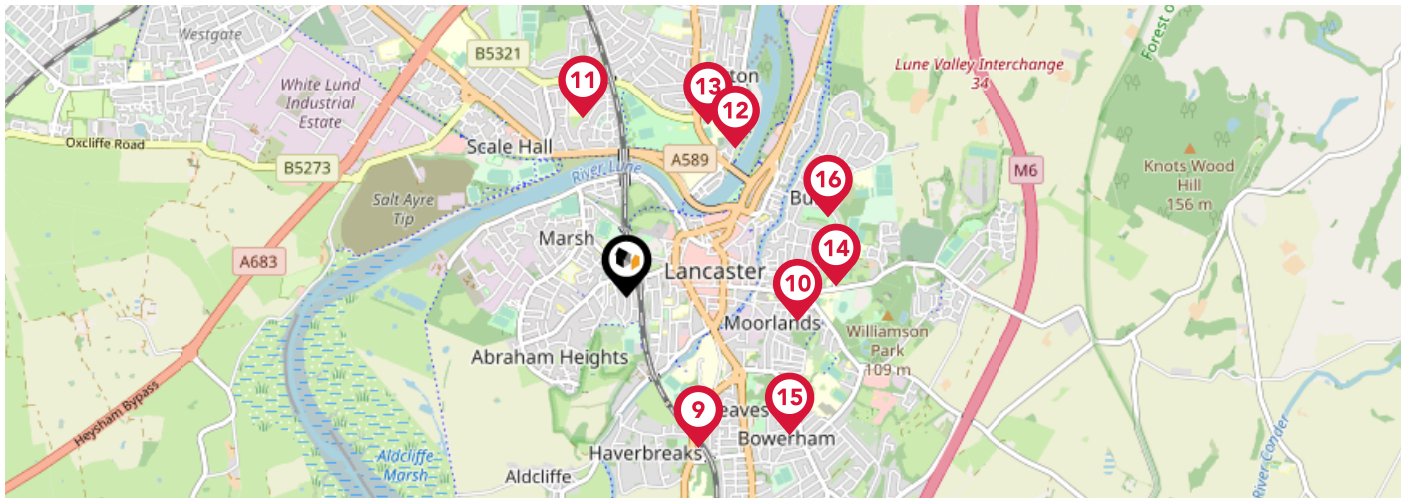
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	34 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Willow Lane Community Primary School Ofsted Rating: Good Pupils: 195 Distance:0.22	☐	☒	☐	☐	☐
2	Lancaster Dallas Road Community Primary School Ofsted Rating: Good Pupils: 417 Distance:0.24	☐	☒	☐	☐	☐
3	Lancaster Girls' Grammar School Ofsted Rating: Outstanding Pupils: 958 Distance:0.3	☐	☐	☒	☐	☐
4	Lancaster Steiner School Ofsted Rating: Requires improvement Pupils: 30 Distance:0.31	☐	☒	☐	☐	☐
5	Appletree Nursery School Ofsted Rating: Outstanding Pupils: 61 Distance:0.31	☒	☐	☐	☐	☐
6	Our Lady's Catholic College Ofsted Rating: Requires Improvement Pupils: 884 Distance:0.49	☐	☐	☒	☐	☐
7	The Loyne Specialist School Ofsted Rating: Outstanding Pupils: 117 Distance:0.63	☐	☒	☒	☐	☐
8	The Cathedral Catholic Primary School, Lancaster Ofsted Rating: Good Pupils: 203 Distance:0.72	☐	☒	☐	☐	☐

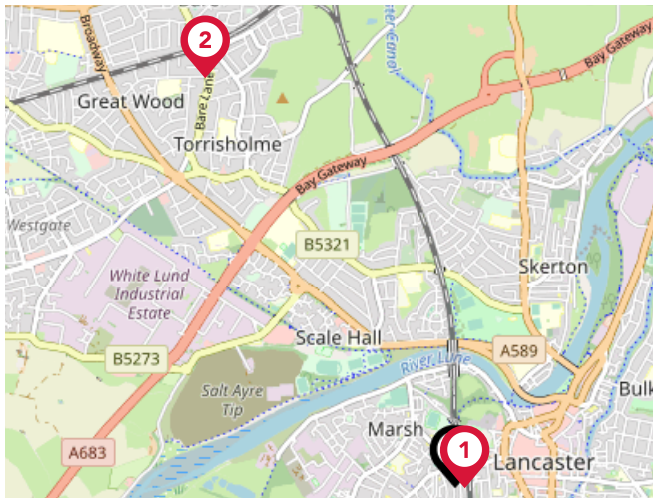
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Ripley St Thomas Church of England Academy Ofsted Rating: Outstanding Pupils: 1733 Distance:0.73	☐	☐	☒	☐	☐
10	Lancaster Royal Grammar School Ofsted Rating: Good Pupils: 1149 Distance:0.76	☐	☐	☒	☐	☐
11	Lancaster Ryelands Primary School Ofsted Rating: Good Pupils: 411 Distance:0.8	☐	☒	☐	☐	☐
12	Chadwick High School Ofsted Rating: Good Pupils: 36 Distance:0.81	☐	☐	☒	☐	☐
13	St Joseph's Catholic Primary School, Lancaster Ofsted Rating: Special Measures Pupils: 185 Distance:0.83	☐	☒	☐	☐	☐
14	Lancaster Christ Church Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:0.91	☐	☒	☐	☐	☐
15	Bowerham Primary & Nursery School Ofsted Rating: Good Pupils: 484 Distance:0.93	☐	☒	☐	☐	☐
16	Castle View Primary Ofsted Rating: Not Rated Pupils:0 Distance:0.95	☐	☒	☐	☐	☐

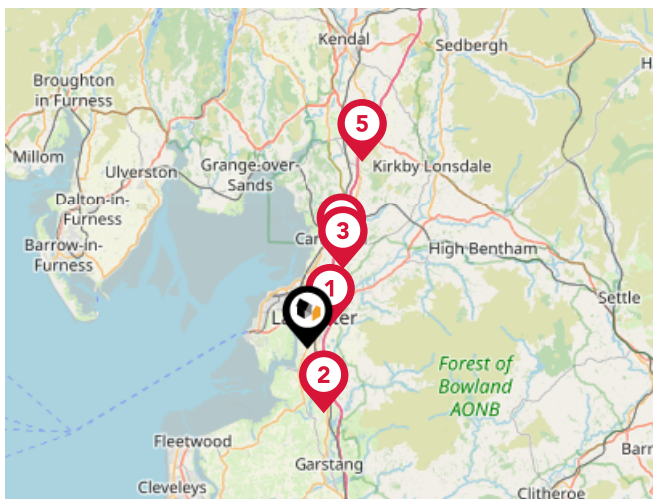
Area

Transport (National)



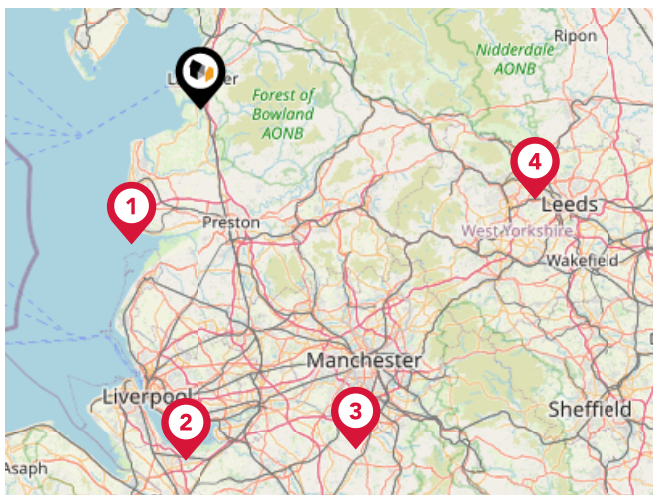
National Rail Stations

Pin	Name	Distance
1	Lancaster Rail Station	0.05 miles
2	Bare Lane Rail Station	2.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J34	2.18 miles
2	M6 J33	4.6 miles
3	M6 J35	5.96 miles
4	A601(M) J35A	6.78 miles
5	M6 J36	13.5 miles

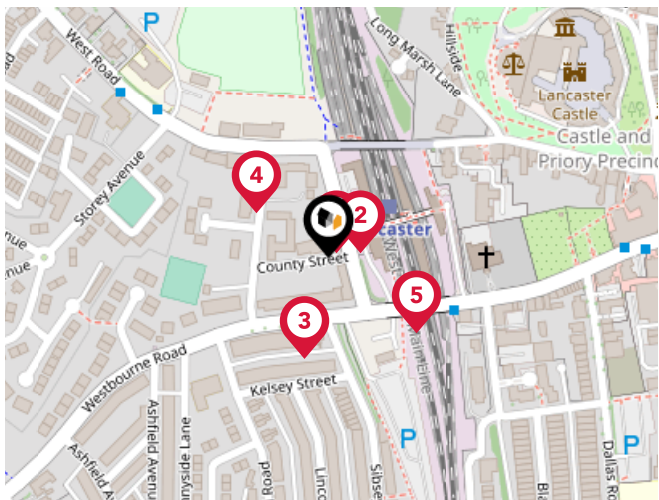


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	20.99 miles
2	Liverpool John Lennon Airport	49.21 miles
3	Manchester Airport	52.38 miles
4	Leeds Bradford International Airport	48.37 miles

Area

Transport (Local)



Bus Stops/Stations

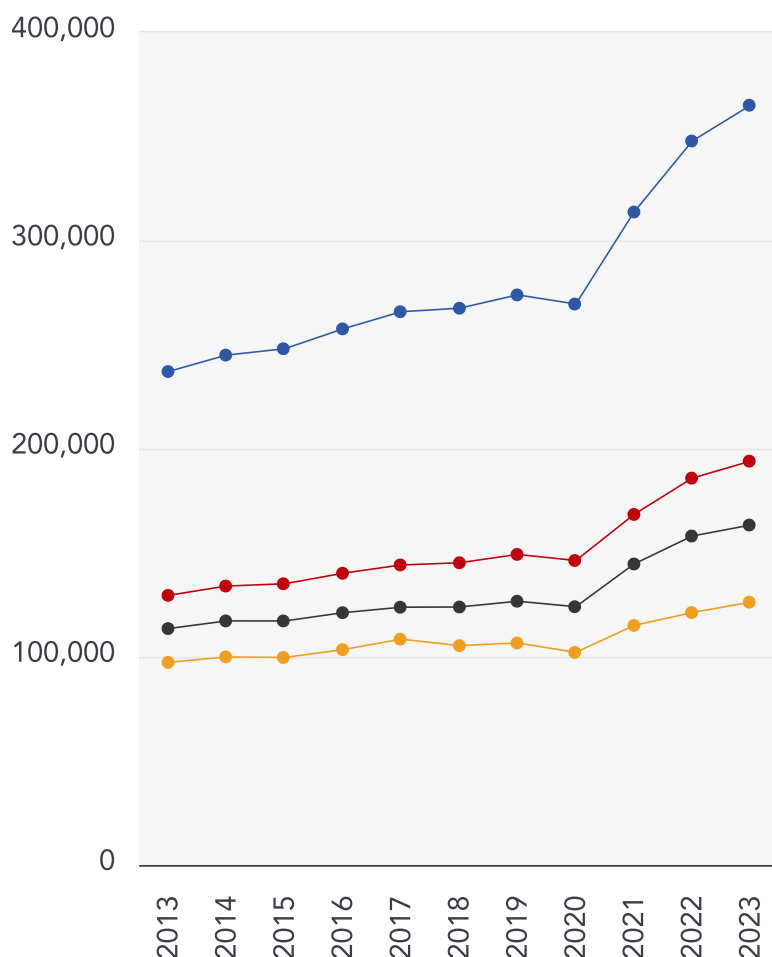
Pin	Name	Distance
1	Railway Station	0 miles
2	Railway Station	0.02 miles
3	Sibsey Street	0.06 miles
4	Fairfield Road	0.05 miles
5	Meeting House Lane	0.06 miles

Market

House Price Statistics



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



Detached

+53.96%

Semi-Detached

+49.78%

Terraced

+43.78%

Flat

+29.72%

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!



/JDGEstateAgents



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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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