





“ A striking addition to the city’s landscape,
Aalborg Place has got to be one of the finest addresses in the city. ”

Lancaster



Lancaster the historical capital of the northwest is the stunning location for our latest development, Aalborg Place. Set alongside the beautiful Lancaster canal in the heart of the city, this proud development will offer some of the most outstanding luxury apartments, studios and duplexes in the north.

the perfect place
for city centre life



Ashton Memorial. Further views across Lancaster's unique skyline featuring the Town Hall, the Castle and the Priors, across Morecambe Bay to the Lakeland hills beyond. On its ground floor a restaurant and commercial office space adds to Lancaster's existing wealth of shops, restaurants and cafes, this really will change the face of Lancaster.

Aalborg Place takes its name from Denmark's fourth largest City Aalborg, which is also twinned with the City of Lancaster. The development is an impressive symbol of where Lancaster is in the world today, along side all the history that is associated with the city, it still keeps up with the modern way of life and is one of Britain's most appealing city's to live in.

Lancaster's history can be traced back several thousand years, each era has left some striking enhancements to the cosmopolitan city, you could be part of Lancaster's latest chapter, Aalborg Place.

A striking addition to the city's landscape, Aalborg Place has got to be one of the finest addresses in the city.

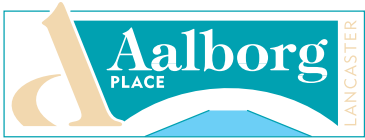
Aalborg Place is really going to be the perfect place for city centre living. With 119 one and two bed apartments, eight studios and 12 duplexes in this unique location. Split between two blocks and six floors, offering city centre lifestyle along with canal side living.

With the majority of properties including a balcony, you will be able to enjoy the outstanding views of Lancaster's landscape, including the well known landmark that is the

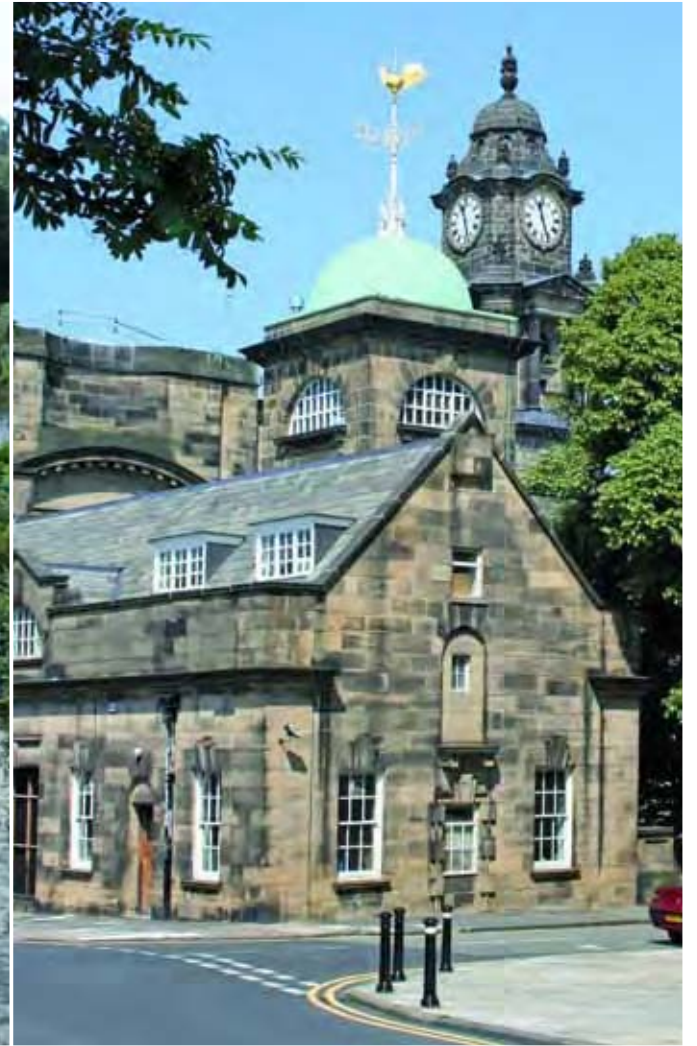
the perfect place
for city centre living



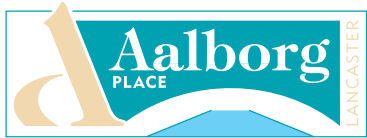
contemporary, stylish, unique



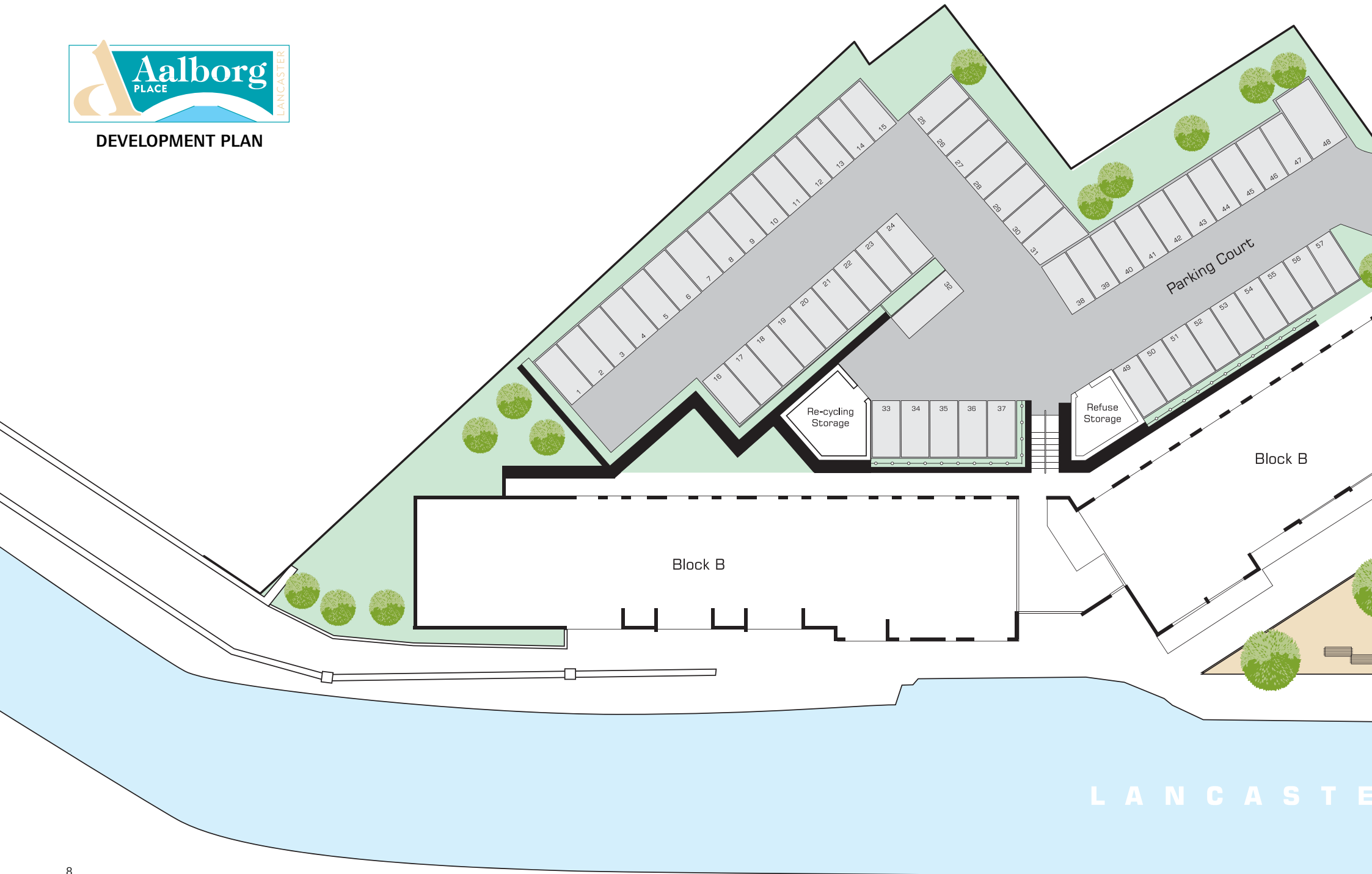
the perfect selection of
studio pads and apartments

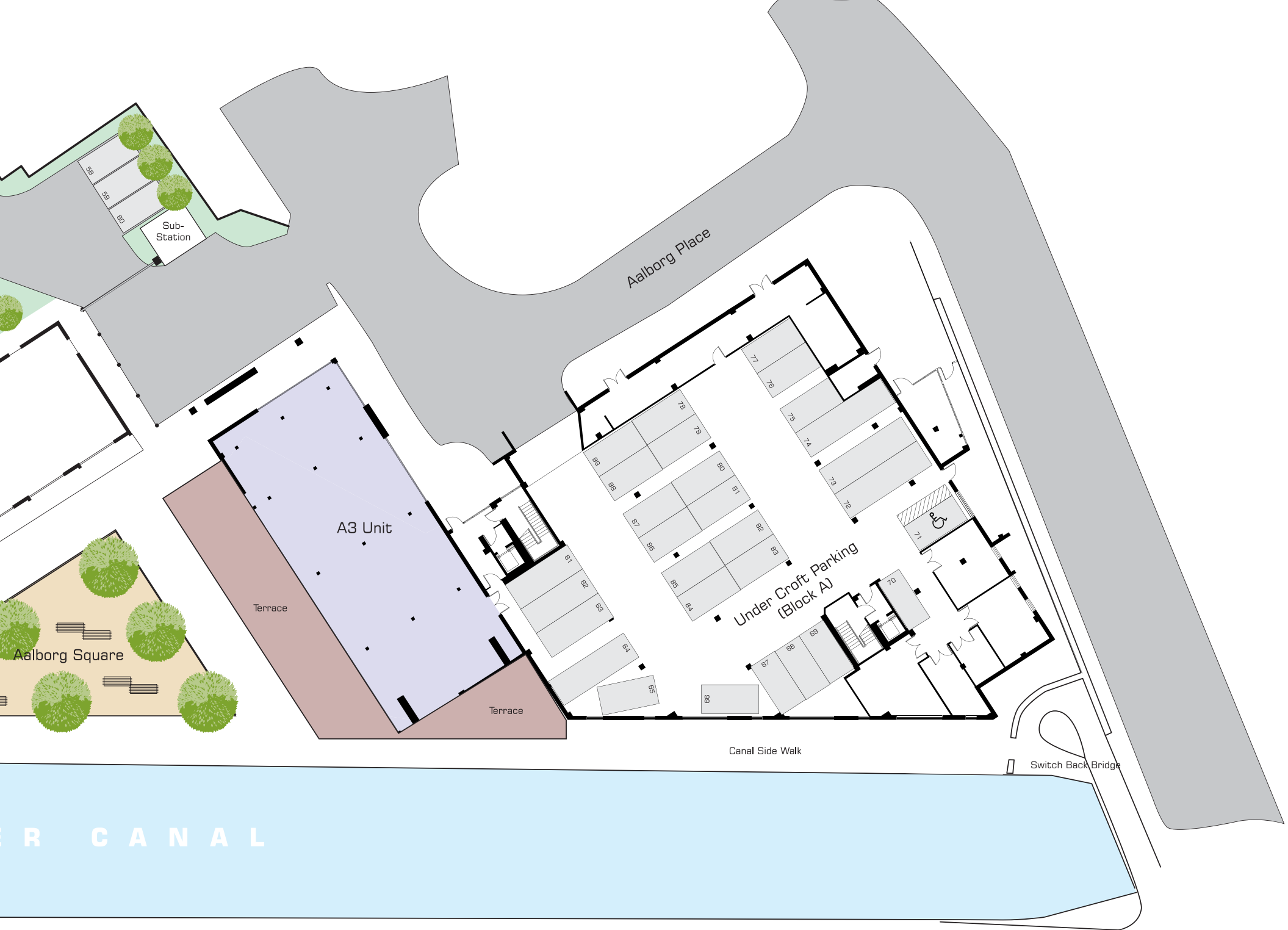


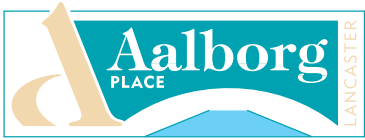
canalside living in the middle of the city



DEVELOPMENT PLAN







introducing
Block A



BLOCK
A

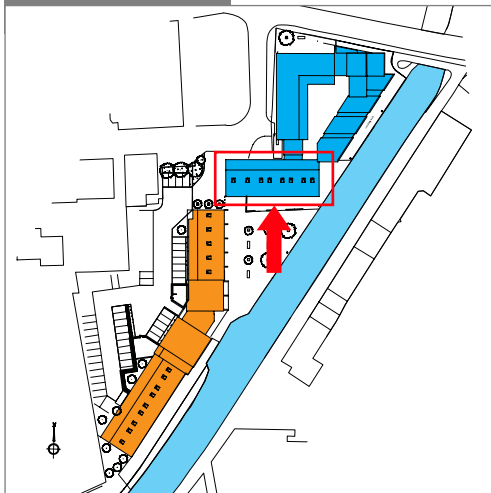
LEVEL/S
1
2
3

Apt No	Apt Type	Level	No of Bedrooms	Area	
				m ²	ft ²
A101	38	One	1	51.0	549
A102	03	One	1	50.6	545
A103	17	One	2	67.0	721
A104	17	One	2	67.0	721
A105	17a	One	2	65.4	704
A201	38	Two	1	51.0	549
A202	03	Two	1	50.6	545
A203	17	Two	2	67.0	721
A204	17	Two	2	67.0	721
A205	17a	Two	2	65.4	704
A301	38	Three	1	51.0	549
A302	03	Three	1	50.6	545
A303	17	Three	2	67.0	721
A304	17	Three	2	67.0	721
A305	17a	Three	2	65.4	704



A101	A102	A103	A104	A105
A201	A202	A203	A204	A205
A301	A302	A303	A304	A305

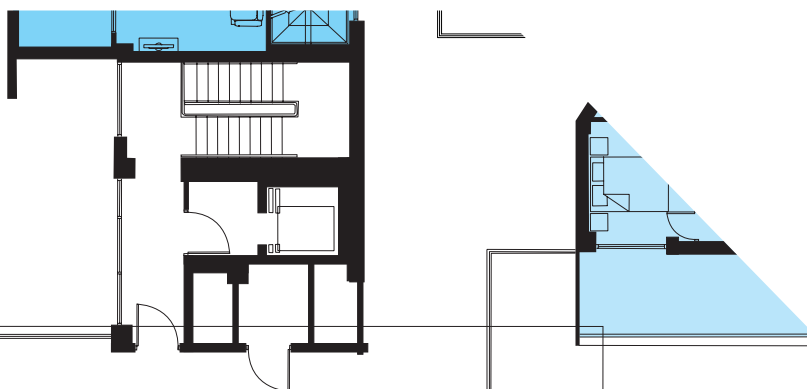
LOTS FEATURED



Apt No	Apt Type	Level	No of Bedrooms	m ² Area	ft ²
A401	40	Four	1	35.9	386
A402	40a	Four	1	36.0	388
A403	39	Four	2	54.4	586
A404	39	Four	2	54.4	586
A405	39a	Four	2	53.1	572

BLOCK
A

LEVEL
4



A401

A402

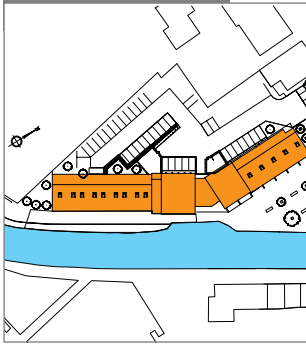
A403

A404

A405



PLOTS FEATURED

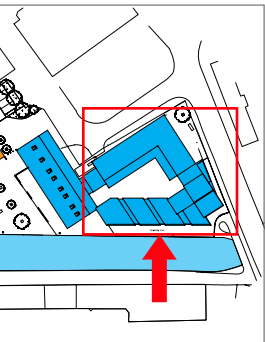


A106

A107

A108

A109



BLOCK
A

LEVEL/S
2
3

A206
A306

A207
A307

A208
A308

A209
A309

A210
A310

A211
A311

A212
A312

A213
A313

A214
A314

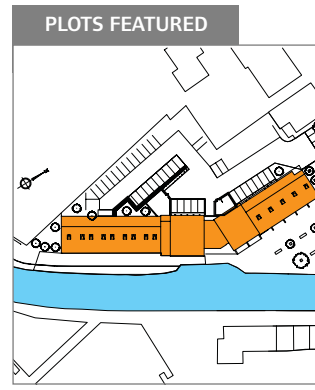
A215
A315

A216
A316

A217
A317

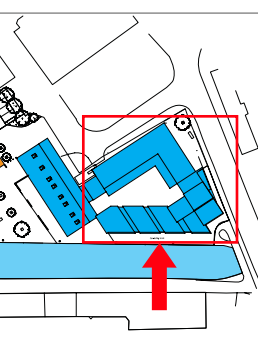
BLOCK
A

LEVEL
4



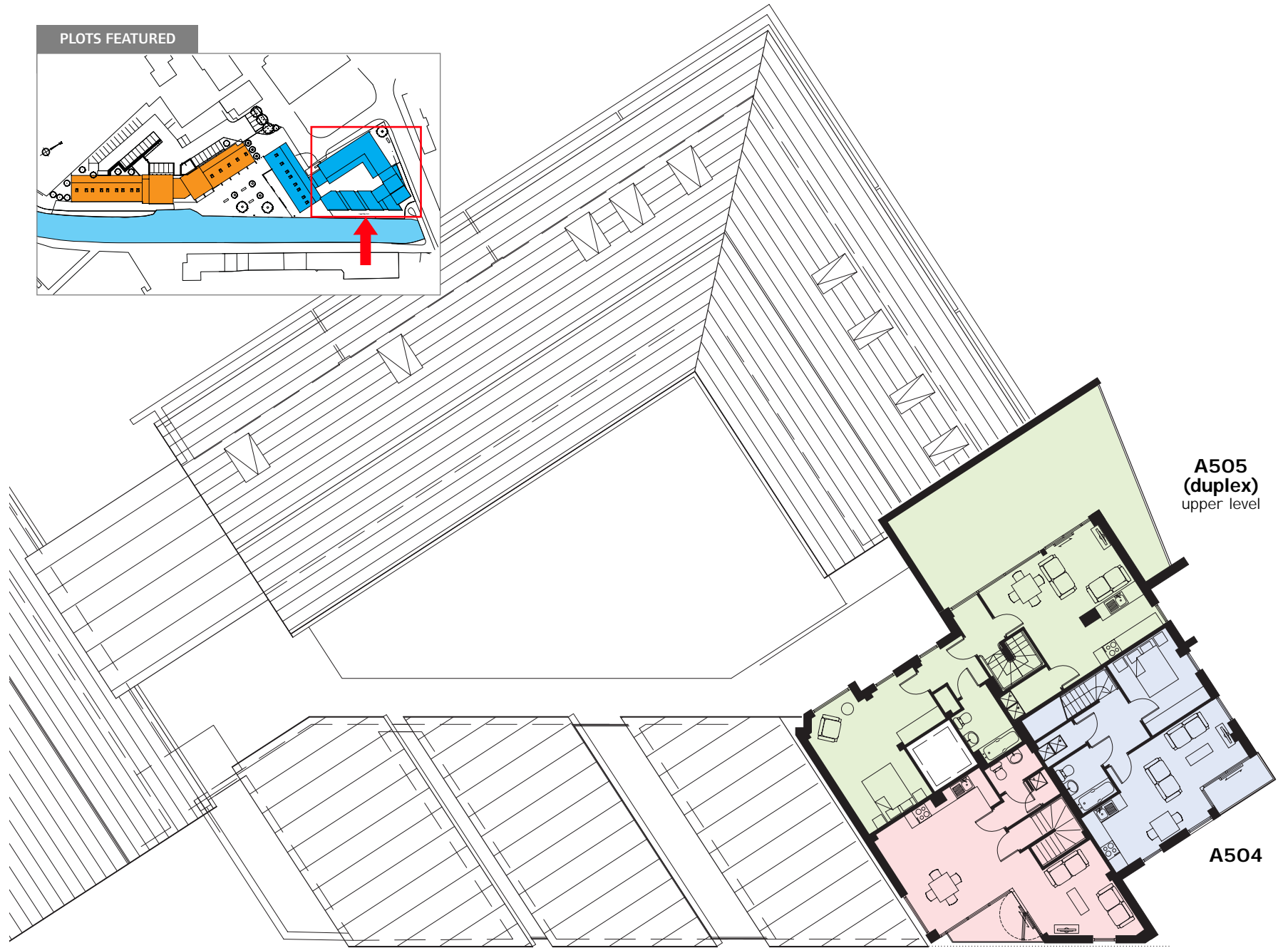
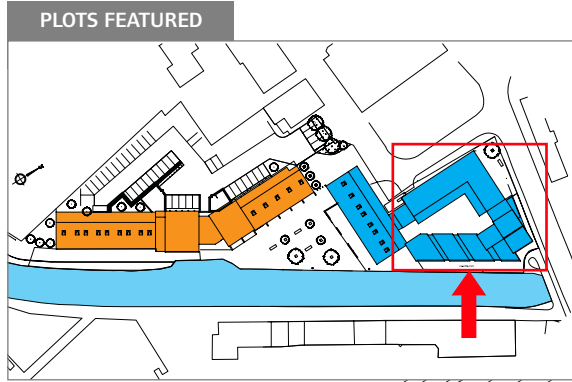
BLOCK
A

LEVEL
5



BLOCK
A

LEVEL
6



A505
(duplex)
upper level

A504

A502 (duplex)
upper level

Apt No	Apt Type	Level	No of Bedrooms	Area		Page
				m ²	ft ²	
A106	41	One	2	62.2	670	14
A107	42	One	2	67.3	724	14
A108	42	One	2	67.3	724	14
A109	43a	One	1	47.9	516	14
A206	41	Two	2	62.2	670	15
A207	42	Two	2	67.3	724	15
A208	42	Two	2	67.3	724	15
A209	43a	Two	1	47.9	516	15
A210	47	Two	2	63.0	678	15
A211	48	Two	2	70.9	763	15
A212	06a	Two	1	44.6	480	15
A213	06	Two	1	44.6	480	15
A214	49	Two	2	62.0	667	15
A215	19	Two	2	60.1	647	15
A216	22	Two	2	62.0	667	15
A217	22a	Two	2	62.8	676	15
A306	41	Three	2	62.2	670	15
A307	42	Three	2	67.3	724	15
A308	42	Three	2	67.3	724	15
A309	43a	Three	1	47.9	516	15
A310	47	Three	2	63.0	678	15
A311	48	Three	2	70.9	763	15
A312	06a	Three	1	44.6	480	15
A313	06	Three	1	44.6	480	15
A314	49	Three	2	62.0	667	15
A315	19	Three	2	60.1	647	15
A316	22	Three	2	62.0	667	15
A317	22a	Three	2	62.8	676	15

Apt No	Apt Type	Level	No of Bedrooms	Area		Page
				m ²	ft ²	
A406	55	Four	1	45.7	492	16
A407	45	Four	1	52.6	566	16
A408	42	Four	2	67.3	724	16
A409	43a	Four	1	47.9	516	16
A410	47	Four	2	63.0	678	16
A411	48	Four	2	70.9	763	16
A412	12	Four & Five	2	56.1	604	16 & 17
A413	12a	Four & Five	2	60.1	647	16 & 17
A414	11	Four & Five	2	73.4	790	16 & 17
A415	09	Four & Five	1	49.6	534	16 & 17
A416	14	Four & Five	2	78.0	840	16 & 17
A417	14a	Four & Five	1	78.7	847	16 & 17
A501	45	Five	1	52.6	566	17
A502	43b	Five & Six	2	91.7	987	17 & 18
A503	65	Five	1	42.1	453	17
A504	64	Six*	1	57.2	616	18
A505	63	Five & Six	2	98.8	1063	17 & 18
A506	66	Five	1	53.7	578	17

*accessed via level five.

BLOCK
A

APARTMENT
DETAILS

Aalborg Place



introducing
Block B



Apt No	Apt Type	Level	No of Bedrooms	Area m ²	Area ft ²
B012	33b	Ground	1	54.6	588
B001	33a	Ground	2	76.8	827
B002	33	Ground	2	76.8	827
B003	33	Ground	2	76.8	827
B004	35b	Ground	2	83.8	902
B005	35a	Ground	2	82.0	883

BLOCK
B

LEVEL
Grd





BLOCK
B

LEVEL
Grd

Apt No	Apt Type	Level	No of Bedrooms	Area m ²	Area ft ²
B006	36	Ground	2	90.4	973
B007	02	Ground	1	51.2	551
B008	02	Ground	1	51.2	551
B009	02	Ground	1	51.2	551
B010	02	Ground	1	51.2	551
B011	02a	Ground	1	49.0	527

Apt No	Apt Type	Level	No of Bedrooms	m ² Area	ft ²
B101	03d	One	1	44.1	475
B102	17b	One	2	67.3	724
B103	17b	One	2	67.3	724
B104	17b	One	2	67.3	724
B105	17b	One	2	67.3	724
B106	35	One	2	76.0	818
B107	35a	One	2	82.0	883

Apt No	Apt Type	Level	No of Bedrooms	m ² Area	ft ²
B301	03d	Three	1	44.1	475
B302	17b	Three	2	67.3	724
B303	17b	Three	2	67.3	724
B304	17b	Three	2	67.3	724
B305	17b	Three	2	67.3	724
B306	35	Three	2	76.0	818
B307	35a	Three	2	82.0	883

Apt No	Apt Type	Level	No of Bedrooms	m ² Area	ft ²
B201	03d	Two	1	44.1	475
B202	17b	Two	2	67.3	724
B203	17b	Two	2	67.3	724
B204	17b	Two	2	67.3	724
B205	17b	Two	2	67.3	724
B206	35	Two	2	76.0	818
B207	35a	Two	2	82.0	883

BLOCK
B

LEVEL/S
1
2
3





BLOCK
B

LEVEL/S
1
2
3

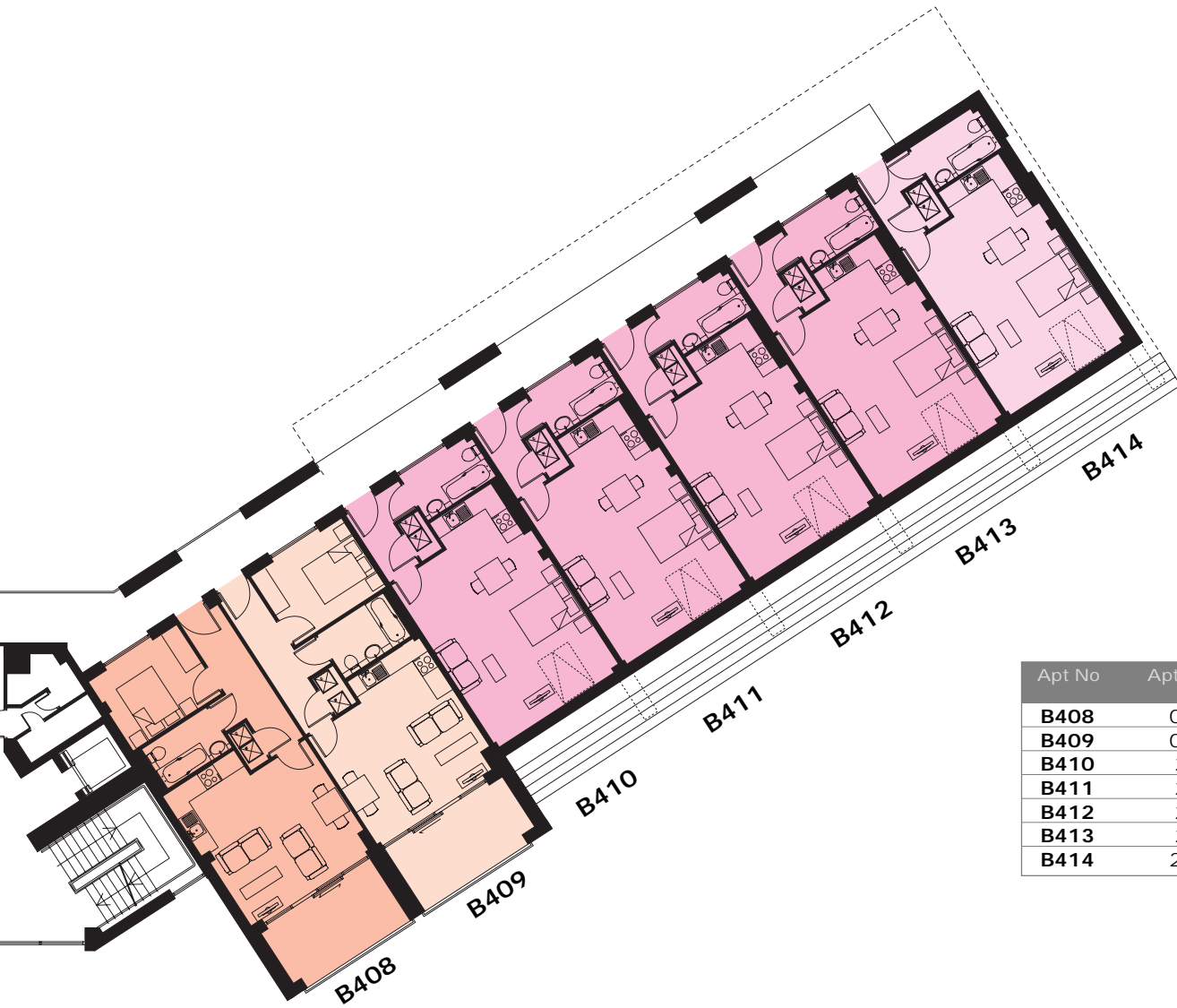
Apt No	Apt Type	Level	No of Bedrooms	Area m ²	Area ft ²
B108	03b	One	1	47.1	507
B109	03c	One	1	47.0	506
B110	03a	One	1	44.7	481
B111	03a	One	1	44.7	481
B112	03a	One	1	44.7	481
B113	03a	One	1	44.7	481
B114	03e	One	1	42.8	461
B208	03b	Two	1	47.1	507
B209	03c	Two	1	47.0	506
B210	03a	Two	1	44.7	481
B211	03a	Two	1	44.7	481
B212	03a	Two	1	44.7	481
B213	03a	Two	1	44.7	481
B214	03e	Two	1	42.8	461
B308	03b	Three	1	47.1	507
B309	03c	Three	1	47.0	506
B310	03a	Three	1	44.7	481
B311	03a	Three	1	44.7	481
B312	03a	Three	1	44.7	481
B313	03a	Three	1	44.7	481
B314	03e	Three	1	42.8	461

Apt No	Apt Type	Level	No of Bedrooms	Area m ²	Area ft ²
B401	21b	Four	1	38.2	411
B402	37	Four	2	58.7	632
B403	37	Four	2	58.7	632
B404	37	Four	2	58.7	632
B405	37	Four	2	58.7	632
B406	35	Four	2	76.0	818
B407	35a	Four	2	82.0	883

BLOCK
B

LEVEL
4





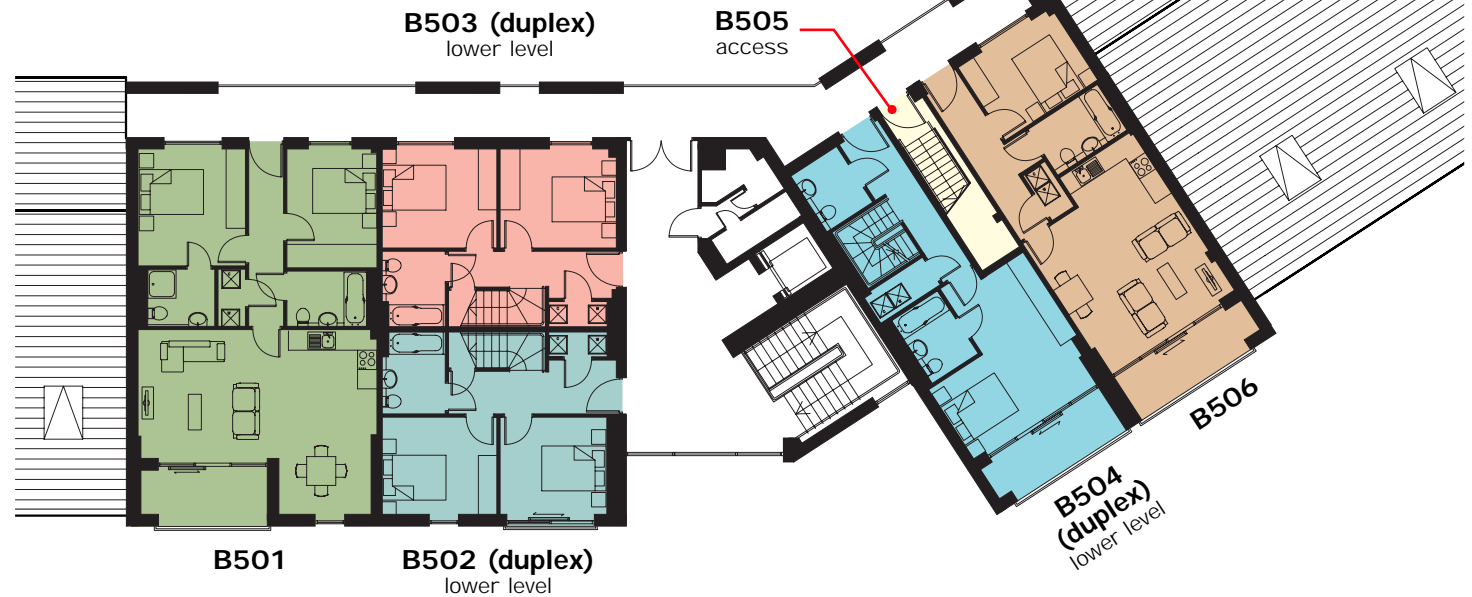
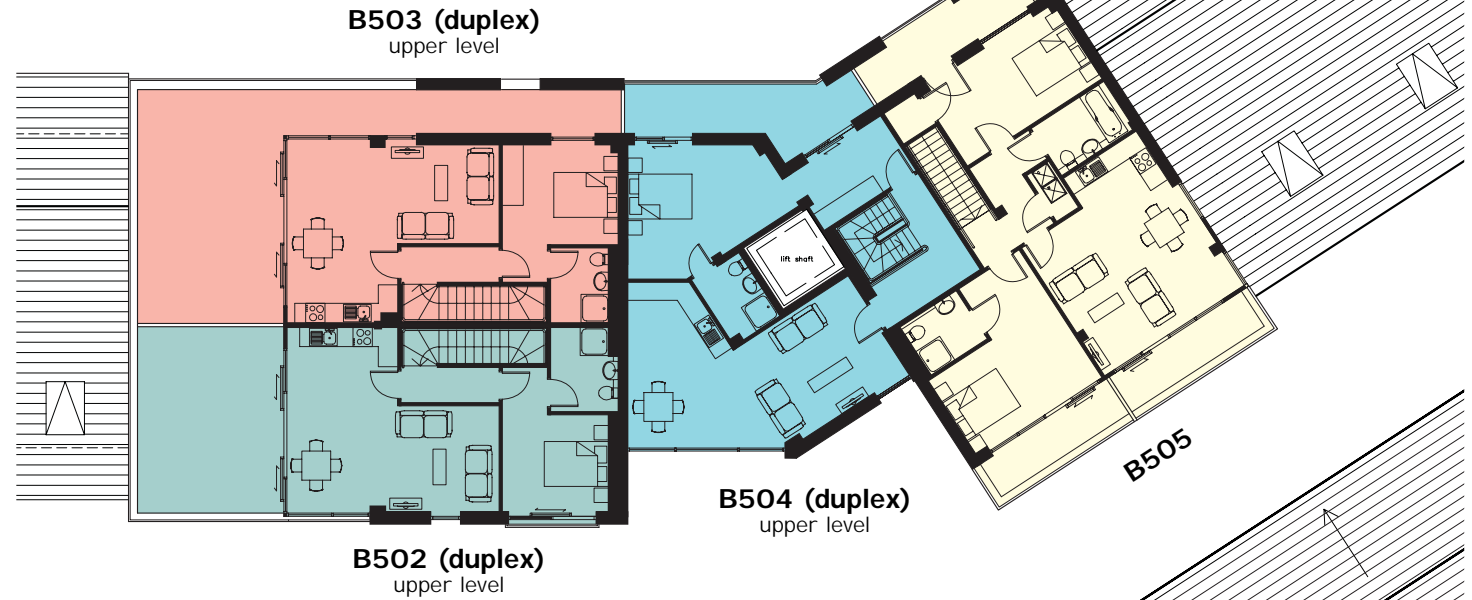
BLOCK
B

LEVEL
4

Apt No	Apt Type	Level	No of Bedrooms	m ² Area	ft ²
B408	03b	Four	1	47.1	507
B409	03c	Four	1	47.0	506
B410	21	Four	1	44.7	481
B411	21	Four	1	44.7	481
B412	21	Four	1	44.7	481
B413	21	Four	1	44.7	481
B414	21a	Four	1	42.8	461

BLOCK
B

LEVEL/S
5
6



Apt No	Apt Type	Level	No of Bedrooms	Area m ²	Area ft ²
B501	35v	Five	2	76.0	818
B502	51	Five & Six	3	99.7	1073
B503	50	Five & Six	3	97.5	1049
B504	54	Five & Six	2	124.4	1339
B505	53	Six*	2	91.4	984
B506	52	Five	1	49.9	537

*accessed via level five.

The 'Ashton Memorial',
Lancaster's well known landmark





specification

Construction (general)

Elevations will be a blend of high quality stonework and render, if applicable, in accordance with approved plans.

Parking

(To apartments where applicable)

Surface parking accessed via an electronically operated barrier. The undercroft car park will be accessed via an electronically operated roller shutter.

Joinery

Square chamfered architraves, skirtings and Oak veneered inlaid doors to all rooms.

Ironmongery

Contemporary chrome finish ironmongery to all internal doors.

Windows & external doors

Powder coated aluminium pre-glazed, pre-finished windows to comply with NHBC standards. All windows to be clear double glazed glass.

Heating

Slimline panel electric heating with individual controls to all apartments to an approved specification.

Electrical

To fully comply with NHBC requirements.

Shaver point to en-suite *(or to main bathroom where en-suite does not exist)*

Polished chrome face plates to lounge and kitchen areas.

Low voltage downlighters to kitchen and bathroom and en-suite where applicable.

TV aerial point to lounge and bedroom 1 including satellite & FM. BT point to lounge.

External lighting to front and rear entrances of apartment blocks.

Internal lighting including emergency lighting to communal areas.

Bathroom/WC

All sanitaryware supplied in white.

Thermostatic shower and enclosures where applicable.

Wall Tiling

Bathroom *(plus en-suite where applicable)*: fully tiled to shower areas and half tiled to most walls receiving sanitaryware.

Kitchen

(two bedroom apartments)

High quality black gloss units with soft closing drawers and doors along with contrasting worktops. Also included are single-bowl sink with mixer tap, ceramic hob, glass extractor hood, integrated oven and integrated fridge with freezer box.

(studios & one bedroom apartments)

High quality black gloss units with soft closing drawers and doors along with contrasting worktops. Also included are single-bowl sink with mixer tap, ceramic hob, glass extractor hood, integrated oven and free standing fridge/freezer.

Decoration

All internal and external woodwork to be finished in white gloss unless otherwise specified.

All ceilings will be smooth finish.

Walls and ceilings emulsioned.

Insulation

Roof insulation will be provided, cavity walls are insulated to meet required standards.

Access

Eight-person lifts will serve all floors, together with staircases.

The ground floor entrance will be via a reception area, which will be controlled by an electronic door access system.

Landscaping

Landscaped areas as per approved plans to be maintained by the management company.

Safety & Security

Mains powered smoke detectors are fitted to every property with provision for a battery back-up in the event of a cut in power.

Multi point locking system to front door.

Lockable handles to most windows.

All apartments will be linked to a video/telephone system for admission of visitors.

Warranty

All purchasers will be issued with a House Purchasers 10 year insurance policy issued by the National House Building Council. All properties will be constructed to comply with the specification requirements of the National House Building Council.

dvd

We hope you have found the information in the brochure useful. For a better idea of what this fabulous development holds please take the time to view the dvd, for a birds-eye view.
(For best results view on a plasma/lcd TV)





This brochure has been published before construction work has been finalised and is designed to be illustrative of the development. Whilst every effort has been made to ensure these particulars are correct, their accuracy cannot be guaranteed and during the construction there may be some variation to them. Purchasers and tenants are given notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements made in these particulars are made without the responsibility of the developer or agent. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any purchaser must satisfy themselves to the correctness of the information contained in these particulars. 5. All photography and computer generated images are indicative only.



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