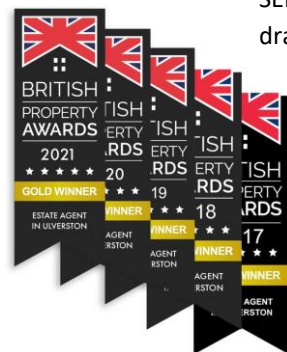
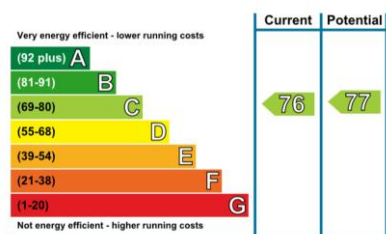


**DIRECTIONS**

From our offices on New Market Street proceed on foot down Market Street past Costa Coffee, the butchers and onto the end of the high street. Following the road to the right and crossing at the lights over onto County Road. The property can be found in the block in front of you.

**GENERAL INFORMATION**

TENURE: Leasehold - 999 year lease  
 COUNCIL TAX BANDING: B  
 LOCAL AUTHORITY: South Lakeland District Council  
 EPC RATING: C  
 SERVICES: All mains services including, electric, water and drainage.



**Estate Agency Act 1979**

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



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PARKING

10 Rachael's Court, The Ellers,  
 Ulverston, LA12 0AF

For more information call **01229 314049**

2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Situated within immediate access of Ulverston town centre in a central location, whilst only a short drive to the edge of the Lake District. This deceptively spacious first floor leasehold apartment within Racheal's Court offers free flowing accommodation and allocated parking. The apartment consists of open plan living and kitchen space. The modern kitchen is finished to a high standard with integrated appliances to include a fridge/freezer, washer/dryer, oven, hob and extractor hood. There are three bedrooms, utility room and modern bathroom. Having electric heating and allocated parking this truly is an ideal opportunity for investors, professionals, couples or first time buyers with the added advantage of being sold with the benefit of having no upper chain. Furniture can be included for the right offer.



Centrally located with the heart of the historic market town of Ulverston providing access to all local amenities just a few minutes walk into the town. This stroll provides access to numerous cafés and public houses together with a wide variety of independent retailers and handy for the railway station.

Racheal's Court consists of sixteen apartments in total. This, spacious apartment is available with no onward chain and currently has been a very successful rental.

Accessed from two locations: either the communal door into the ground floor hallway or alternatively from County Square. Stairs lead to the first floor.

From the main corridor on the first floor the entrance door opens into the hallway.

#### HALLWAY

6' 7" x 3' 4" (2.01m x 1.02m)

Neutrally decorated with grey contrasting carpet, intercom entry system, inset lighting and power points. Internal doors open to all accommodation.

#### KITCHEN/LIVING ROOM

29' 0" x 21' 9" (8.85m x 6.64m)

With open plan free flowing living and kitchen space. The living room has a window to the rear elevation with electric radiator beneath, inset lighting, tv aerial point and power points. The kitchen has a comprehensive range of high gloss wall and base units incorporating work surfaces, integral appliances to include fridge/freezer, oven, hob and hood and dishwasher. There is inset lighting and power points.

#### BEDROOM

15' 7" x 9' 6" (4.75m x 2.9m)

This pleasant double room with a window facing the rear elevation provides an electric wall heater, overhead light and power points. Built in storage

#### BEDROOM

15' 3" x 8' 4" (4.65m x 2.54m)

Neutrally decorated with contrasting carpet. The room provides overhead lighting and power points.



#### BEDROOM

15' 3" x 8' 2" (4.65m x 2.49m)

Fitted wardrobe, neutral décor, electric heater, window facing the rear elevation, overhead light and power points.

#### BATHROOM

8' 2" x 8' 2" (2.49m x 2.49m)

Stylish three piece bathroom with white suite to include bath with shower over, pedestal wash hand basin and wc.

#### UTILITY ROOM

11' 1" x 8' 2" (3.38m x 2.49m)

This apartment is the only one in the building with a very useful utility room housing recess space for a washing machine and dryer.

