



£130,000



DIRECTIONS

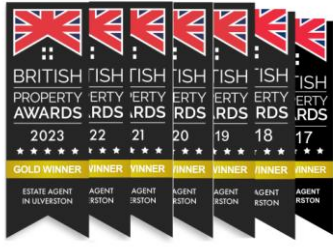
Proceeding on foot from our office walk up the cobbled market street, turn right at the chemist and down King Street. Cross at the Crossing and walk up, Upper Brook Street towards the Factory Shop and the Gill. Walk to the right of The Gill and turn right before the Public Conveniences and the property is situated on the right with a board in the window.

GENERAL INFORMATION

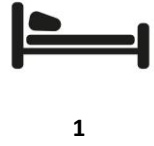
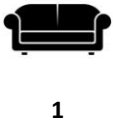
TENURE: Leasehold
 COUNCIL TAX BANDING: A
 LOCAL AUTHORITY: South Lakeland District Council
 SERVICES: Mains services including electric, water and drainage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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 Cumbria, LA12 7BL**
 For more information call **01229 445004**
 2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
 www.jhhomes.net or contact@jhhomes.net

Excellent opportunity rarely available, to purchase a well-proportioned ground floor apartment situated in the heart of town. Position on the historic Gill this excellent property offers convenient access to the town centre and amenities and is offered with no upper chain. The well-proportioned accommodation comprises entrance vestibule, inner hall, living room, dining room, kitchen, large master bedroom with dressing room and shower room, utility, separate WC and pleasant, enclosed private courtyard area. Gas fired central heating system, wood frame double glazing and offers an excellent opportunity for a range of buyers from the retired, first-time purchaser and rental investor.



Accessed for a communal front door into the communal hallway which then has a private door to the apartment.

ENTRANCE VESTIBULE

Coat hooks to wall, radiator, ceiling light point, and door to useful storage area.

ENTRANCE HALL

Radiator, ceiling light point and connecting doors to the sitting room WC/utility and bedroom.

SITTING ROOM

19' 7" x 8' 6" (5.98m x 2.61m) widest points
Set of wood stained multi paned French style doors and matching side windows opening to the dining room. Open access to a lobby area which has a set of PVC double glazed French doors to the yard and a glazed roof allowing a good degree of natural light the room. Radiator, feature electric fire, power sockets, TV point, integrated smoke alarm and circuit breaker control points.

DINING ROOM

9' 3" x 8' 3" (2.82m x 2.53m)
Full length wood frame double glazed window to the front elevation with fitted vertical blind looking towards the Gill. Radiator, power sockets and TV point as well as telephone point.

BREAKFAST AREA

5' 9" x 5' 11" (1.77m x 1.81m) widest points
Set of PVC double glazed French doors that overlook and open to the enclosed courtyard. Open access from here to the kitchen.

KITCHEN

9' 7" x 4' 11" (2.93m x 1.51m)
Fitted with a range of base, wall and drawer units with high gloss granite effect work surface and tiling to the splashbacks incorporating single stainless steel sink unit with drainer and mixer tap. Built-in Candy gas hob with cooker hood over and matching electric oven and space for fridge freezer. UPVC double glazed window to the side look into the yard area.



UTILITY/WC

5' 2" x 4' 10" (1.60m x 1.48m)
UPVC double-glazed pattern glass window. Wall mounted Baxi boiler for the central heating and hot water systems, area of work surfacing with stainless-steel sink unit and mixer tap, storage cupboard below and recess and plumbing for washing machine. WC, radiator and ceiling light point.

BEDROOM

14' 0" x 11' 1" (4.29m x 3.38m) widest points of L shape
Spacious 'L'-shaped room with uPVC double glazed window and set of uPVC double glazed French doors opening to the private courtyard. Radiator, power sockets and TV point. Connecting door to the bathroom and dressing area.

DRESSING AREA

5' 5" x 5' 6" (1.66m x 1.69m)
Open access to shower room.

SHOWER ROOM

7' 1" x 5' 6" (2.18m x 1.70m)
Fitted with a modern three-piece suite in white, comprising of large walk-in glazed shower cubicle with thermostatic shower and modern panelling to the walls, pedestal wash basin with splashback over sink mirror and shelf and low flush WC. Tiling to floors, electric light, extractor fan and radiator.

