



**DIRECTIONS**

Proceeding from the office of JH homes continue down the cobbled Market Street at the roundabout take the 1st exit onto Brewery Street which after the pedestrian crossing becomes Fountain Street. Continue along Fountain Street turning right into Wellhead before the next pedestrian crossing, and the property is situated in the first block on the left-hand side.

Proceeding on foot from our office continue through the ginnel to the sides of Greggs follow to the left and then turn right and walking diagonally across Buxton Place Car Park at the bottom entrance you will appear on to Fountain Street. Cross the pedestrian crossing turning against the traffic taking the next turn on the left and the property is situated in the first block on the left-hand side.

**GENERAL INFORMATION**

**TENURE:** Leasehold. The lease is 999 years long and was issued in 1991. There is a maintenance charge applicable and the office hold details.

**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		
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.



**£190,000**



1



2



1



**ALLOCATED PARKING**

**Flat 3, Well Head,  
Fountain Street, Ulverston, LA12 7EQ**

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

www.jhhomes.net or contact@jhhomes.net



This is an excellent opportunity to purchase a well-appointed ground floor apartment situated in this town centre position in the popular Market Town of Ulverston. Available with early occupation and no upper chain and offering a comfortable property in the heart of town. The advantage of allocated parking, communal gardens and comprising of two double bedrooms, lounge, kitchen, shower room, electric heating, double glazing, and light neutral décor. Suited to a range of buyers including the retired older purchaser, first time buyer or as a second/private use holiday home due to being a perfect lock up and leave purchase in this popular town.



Accessed through a communal entry door with security and video phone entry which opens to the communal entrance hall, and then private access to Flat 3.

**ENTRANCE HALL**

Storage heater, security phone entry point control and then open access to an inner hallway which has doors to the bedrooms and shower room as well as a walk-in airing cupboard with large, insulated tank and immersion heaters.

**LOUNGE**

14' 11" x 13' 6" (4.55m x 4.13m)  
Well-proportioned room with two double glazed sash windows to the front elevation with fitted blinds. Two storage heaters, freestanding electric fire with decorative surround, ample power sockets, TV aerial point and deep alcove recess for display. Door connecting to the adjacent kitchen/diner.

**KITCHEN/DINER**

8' 1" x 9' 10" (2.47m x 3.00m)  
Dual aspect room with double glazed sash windows to the front and side elevation. Fitted with a range of modern base, wall and drawer units with metallic bar handles which are complimented with a patterned work surface and matching upstand. Inset to the work surface is a stainless-steel sink unit with mixer tap and Neff electric hob with Philips cooker hood over. Belling electric oven, recess and plumbing for washing machine and recess for fridge. Tile effect vinyl flooring and space for a small dining table.

**BEDROOM**

11' 7" x 9' 7" (3.55m x 2.93m)  
Double room situated to the rear of the property and offering ample space for a double bed and furniture. Set of double-glazed wood framed French doors opening to the rear, power sockets, night storage heater and ceiling light point.



**BEDROOM**

11' 9" x 9' 9" (3.60m x 2.98m)  
Further double room to the front elevation and again offering ample space for double bed and furniture. Fitted blinds to the front window, storage heater, power sockets and ceiling light.

**SHOWER ROOM**

7' 1" x 5' 10" (2.17m x 1.79m)  
Fitted with a three-piece suite in white comprising of WC, pedestal wash hand basin with bathroom cabinet over and shower cubicle with "Mira Sport" electric shower with modern splashbacks and fitted seat. Tiling to splashbacks, electric fan heater, ducted extraction and storage cupboard to side.

**STORAGE LOCKER**

To the top floor of the building is a lockable attic space with a number of wooden divided storage rooms. Numbered accordingly to apartments and offering space for the storage of personal possessions.

**EXTERIOR**

Wellhead Court is a managed development that offers allocated private parking. Communal gardens maintained by the management company.

