



**DIRECTIONS**

From the offices of JH Homes proceed down the cobbled Market Street and at the roundabout take the fourth turning onto The Ellers before taking your next right onto Chapel Street. At the junction turn right onto Neville Street where the apartment block can be found second on your right.

The property can be found by using the following "What3Words" <https://what3words.com/pulled.gear.amazed>

**GENERAL INFORMATION**

TENURE: Leasehold - Please contact the office for further details.

COUNCIL TAX: A

LOCAL AUTHORITY: South Lakeland district Council

SERVICES: Mains drainage, gas and electricity are all connected.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76 C    | 79 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.



**£130,000**



**2 Wesleyan Court, Neville Street,  
Ulverston, LA12 0BL**

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Well appointed first floor apartment situated in a convenient location close to the town centre of the popular Market Town of Ulverston. Advantage of designated private parking with its own private entrance and being freshly decorated and carpeted. Comprising of communal entrance with staircase leading to first floor, entrance hall with security phone entry point, lounge, fitted kitchen, two bedrooms and bathroom. Facing the Chapel to the corner of Hartley Street and offering a superb opportunity for the first time buyer, rental investor or contractor looking for an easy lock up and leave premises in a lovely position. Gas central heating system, uPVC double glazing and offered for sale with early vacant possession and no upper chain. A great opportunity that is recommended for early viewing.



Accessed through a PVC door with double glazed inserts from the rear of the building opening to a vestibule with radiator and staircase leading to the first floor with twin handrails.

**ENTRANCE HALL**

Security entry phone, door to airing cupboard with factory insulated hot water tank, cold water storage tank and shelving. Internal doors to the bedrooms, bathroom and lounge.

**LOUNGE**

14' 11" x 11' 5" (4.55m x 3.48m) widest points  
Two uPVC double glazed windows to front looking towards the church. Wall mounted gas fire with living coal flame effect and matching hearth, radiator, power sockets and ceiling light.

**KITCHEN**

8' 6" x 7' 10" (2.59m x 2.39m)  
Excellent recently fitted kitchen with a range of base, wall and drawer units with dark grey work surface incorporating stainless steel sink and drainer and modern panelling to the splashbacks and approximately half the walls. Integrated gas hob with splashback and cooker hood over, low level electric fan oven, recess and plumbing for washing machine and space for fridge freezer. UPVC double glazed window to front offering an outlook to the church, radiator, spotlight cluster to ceiling and modern grey wood grain effect vinyl flooring.

**BEDROOM**

12' 1" x 9' 0" (3.69m x 2.76m)  
Double room with radiator, electric light and power. UPVC double glazed window.

**BEDROOM**

10' 6" x 7' 8" (3.2m x 2.34m)  
Good sized single droom or smaller double with uPVC double glazed window to rear, radiator, electric light and power points.



**BATHROOM**

6' 5" x 5' 6" (1.98 m x 1.70m)  
Modern bathroom recently fitted with three piece suite in white comprising of WC with push button flush, pedestal wash hand basin with mixer tap and bath with glazed shower screen, mixer tap and over bath Triton Electric shower. Full modern panelling to walls, light grey tile effect vinyl flooring, radiator and extractor fan. UPVC double glazed window with pattern glass pane.

**EXTERIOR**

Communal brick set area and designated parking.

