



Total area: approx. 73.2 sq. metres (788.2 sq. feet)

**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 where the property can be found at the second pedestrian crossing on the right.

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 where the property can be found through the wrought iron gates in front of you.

The property can be found by using the following "What Three Words" <https://what3words.com/cleans.activism.thousands>

**GENERAL INFORMATION**

TENURE: Leasehold - please contact the office for further information.

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, water and electric



**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.



**£195,000**



**2 Wellhead, Fountain Street,  
 Ulverston, LA12 7EQ**

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)



Fabulous self contained apartment situated in the heart of Ulverston. Having been much improved by the current owners since occupation and offers a comfortable and spacious two bedroom property that is highly recommended for internal viewing. Accessed by way of a private gated access to steps leading to the front door, the property offers, entrance hall, lounge/diner with breakfast bar to the adjacent kitchen, two double bedrooms and family shower room. Complete with designated parking space plus visitors parking as well as communal garden space, electric heating and double glazing. Offering a superb opportunity for a range of buyers from those looking for an ideal lock up and leave second home in this popular and sought after market town to the fringe of the Lake District National Park, or professional couple or those that are downsizing. In all a superb opportunity in a great position with early viewing invited to appreciate this most comfortable apartment.



Entered from the pavement through wrought iron gates, private steps lead to the front door.

Traditional wooden door with glazed inserts leading into:

#### ENTRANCE HALL

Coat cupboard, spot lights to ceiling and further airing cupboard with shelving and hot water storage tank. Electric radiator and doors to all rooms.

#### LOUNGE

16' 0" x 13' 7" (4.88m x 4.15m)  
Excellent sized room with ample natural light from two uPVC double glazed windows to the front, two ceiling lights, coving to ceiling and two electric radiators. Open half archway to kitchen creating an ingenious dining area/breakfast bar with spot lights.

#### KITCHEN

8' 0" x 9' 0" (2.44m x 2.75m)  
Fitted with a range of base, wall and drawer units with under counter lights and worktop over incorporating, stainless steel sink and drainer. Integrated hob with cooker hood over, fridge/freezer and space and plumbing for washing machine. Tiled splash backs, spot lights to ceiling, Xpelair extractor and saloon doors to hallway.

#### BEDROOM

12' 8" x 9' 3" (3.88m x 2.84m)  
Double room with fitted bedroom furniture comprising of two double wardrobes, bedside tables with drawers and dressing area. Ceiling light point, electric radiator and uPVC double glazed window to rear.



#### BEDROOM

9' 9" x 9' 5" (2.99m x 2.88m)  
Further double room with ceiling light point, electric radiator and uPVC double glazed window to rear.

#### SHOWER ROOM

6' 8" x 5' 8" (2.05m x 1.75m)  
Fitted with a modern suite comprising of excellent sized double walk in shower with screen, rain head and additional hand held shower head attachment, vanity unit housing sink with drawers under and mixer tap and low level, dual flush WC. Panelling to walls with light up de-mist mirror, spot lights to ceiling, Xpelair extractor, ladder style radiator and spot lights to ceiling.

#### EXTERIOR

Within the development is an allocated parking space, visitors parking and use of the communal grounds of Wellhead.

